

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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received JAN 19 1984

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic ENCANTO-PALMCROFT HISTORIC DISTRICT

and/or common SAME

2. Location

street & number ~~Portions of Encanto and Palmcroft subdivisions and Encanto Park, bound~~
by N. 7th Ave., N. 15th Ave., McDowell Rd. & Thomas Rd. ~~not for publication~~ *Bounded*

city, town Phoenix *and* N/A vicinity of *and*

state Arizona code 04 county Maricopa code 013

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<i>N/A</i> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership (See Attachment A)

street & number

city, town *N/A* vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Maricopa County Recorder's Office

street & number 111 South Third Avenue

city, town Phoenix state Arizona 85003

6. Representation in Existing Surveys

title Encanto Architectural Survey has this property been determined eligible? yes no

date July 1982 federal state county local

depository for survey records Arizona State Historic Preservation Office

city, town Phoenix state Arizona

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

SUMMARY/CONTEXT:

The Encanto-Palmcroft Historic District is a 208 acre area comprised of portions of four adjoining residential subdivisions, platted in the late 1920's, and an adjacent municipal park, laid out in the mid-1930's. The district is located about one mile northwest of central, downtown Phoenix. The two Palmcroft subdivisions (each 40 acres in size) were laid out in 1927 and 1928. Architecturally, the Encanto and Palmcroft subdivisions both feature prominent examples of Spanish Colonial Revival, Pueblo Revival and Regency Revival styles, as well as other prevalent historicist styles of the early twentieth century. Each has an identical street plan consisting of a curving cross circumscribed by an interior round-cornered square which, in turn, is contained by a rectilinear square. The Encanto subdivision was platted in 1928 and is also 40 acres in size. It has a similar street plan, with a rectilinear cross circumscribed by an interior irregular hexagon that is coterminous with the diagonal northern border of the subdivision. The West Encanto Amended subdivision, intended to be identical to Encanto, was developed only along the periphery, and does not feature an unusual street pattern. The curvilinear, highly ordered street plans of Palmcroft and Encanto are dramatically different from the rectilinear grids of the surrounding neighborhoods. In addition to similar innovative street plans, all four subdivisions feature street palms and ornamental light standards. These common features, while unifying each subdivision internally, knit all four together into a distinctive neighborhood different from any other in Phoenix.

BOUNDARY DESCRIPTION:

Included in the district are all those portions of the two Palmcroft subdivisions and the Encanto subdivision, except the frontages along North 15th Avenue, West McDowell Road, and North 7th Avenue (clearly separated from the subdivisions by alleys) which have been excluded because of a preponderance of higher density and newer residential development, some commercial uses, and a number of vacant lots. The frontages along West Palm Lane and North 11th Avenue of the Western Encanto Amended subdivision (also separated from the remainder of the subdivision by alleys) are included because they contribute integrally to the visual coherence and streetscape qualities of the district.

That portion of Encanto Park included in the district is comprised of 100.84 acres, north of West Encanto Boulevard and east of North 15th Avenue, which contains the ornamental landscaping, lagoons, original park buildings, and a nine-hole golf course. Two golf courses to the west of North 15th Avenue and a swimming pool and game area to the south of West Encanto Boulevard have been excluded from the proposed district. These portions of the park are unexceptional in character. Encanto Park, developed between 1934 and 1937, is characterized by meandering lagoons, a picturesque distribution of deciduous and palm trees, and a scattering of buildings designed in the Spanish Colonial Revival and Moderne styles. The overall romantic conception and building styles of the park provide a harmonious continuity with the adjoining subdivisions to the south.

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LANDSCAPE AND STREET PLAN:

The individual plats of Palmcroft and Encanto were laid out so that the interior streets have enclosed view corridors within the neighborhood. Interior street vistas focus on termini, such as the curves in the roads or street park 'islands'. The street park islands in Encanto terminate the vista along North 9th Avenue, but leave West Monte Vista Road with a 'through' vista. Through-streets in the two Palmcrofts, North 9th Avenue, North 13th Avenue and West Coronado Road, curve at the centers of the plats with similar effect. The major through-streets, West Palm Lane and North 11th Avenue, run between the individual subdivisions and are the only streets, except West Monte Vista Road, with through vistas. The outside block lots of Palmcroft and all the lots of Encanto are served by an off-street, double-loaded alleyway network. The alleys run between lots and provide a serviceway for refuse pick-up and utility lines, as well as access for some residential garages. The interior streets of Palmcroft employ special 'rolled' concrete curbs with a gentle ogee curve from street to gutter to lawn. No curb-cuts are necessary for driveways. Encanto uses more traditional, square-cut curbs and gutters with broad cuts for driveways. Both sides of West Palm Lane and North 11th Avenue use this same design. Sidewalks in Palmcroft are used on the outer blocks only. They are approximately four feet wide and separated from the roadway by a tree lawn, approximately six feet wide, which is utilized for palm trees and street lights. Both sides of West Palm Lane and North 11th Avenue are similarly treated. No sidewalks exist on the interior islands. All streets in Encanto have approximately four-foot sidewalks on both sides of the street, located directly adjacent to the curb.

Palmcroft has regularly spaced, ornamental, streetlight standards on concrete pads, directly adjacent to street curbs. Encanto has identical standards located adjacent to sidewalks, though less numerous and irregularly spaced. All standards are of the single-light post-top variety, with tapering fluted shafts and bell-top glass luminaires. The base and shaft of some standards in Palmcroft are metal, others are cast concrete (also called by the brand name Marbelite). All standards in Encanto have Marbelite bases and shafts, as do West Palm Lane and North 11th Avenue. The silver-colored, aluminum paint on the metal standards is a later addition.

There is a systematic and orderly use of ornamental flora to highlight and define the public right of way within Palmcroft. Palms line both sides of every street within Palmcroft, as well as both sides of West Palm Lane and North 11th Avenue. They are planted at regular intervals and maintained at a uniform height. These are preponderantly Washingtonia filifera (also known as the California fan palm). Other varieties include the Phoenix dactylifera (date palm) and the Phoenix canariensis (Canary Island palm). Encanto has a much less systematic distribution of street trees. Palms are common, but appear irregularly in private gardens. Sour orange trees and pepper trees occur with some frequency, but in no obvious pattern. Encanto has two triangular street park islands flanking West Monte Vista Road at the center of the subdivision. Each of these contains two pepper trees at the apex and an ornamental, cast concrete urn on an ornamental base set in a rounded-curb plantbed. The urns appear to have been designed to function as fountains, but this has not been substantiated.

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LANDSCAPE AND STREET PLAN (continued):

Encanto was laid out with an underground irrigation system consisting of eight-inch concrete pipes beneath each lot with surface valves. Some of the lots are slightly bermed at the periphery to allow for periodic flooding. Palmcroft does not have a special irrigation system.

ARCHITECTURAL CHARACTERISTICS:

The Encanto-Palmcroft Historic District features a distinctive variety of houses dating from 1927 through circa 1940 which depict the picturesque, historicist, and Period Revival architectural movements of the early twentieth century. Of the 272 houses within the district, 141 contribute to the architectural context while 131 are non-contributing. The primary period of architectural significance is from 1927-1942, with contributing properties identified by their stylistic relationships to the Revival styles which generally characterize American residential architecture prior to World War II. All of the properties are individually described below.

The pre-World War II houses that establish the district's architectural character were largely designed in traditional, eclectic styles grouped under the general term "Period Revival". The various modes of historicist design, in order of frequency of occurrence, include: the Spanish Colonial Revival/Mediterranean, Tudor Revival (English Medieval or Elizabethan), Georgian or Regency Revival, French Provincial (French Medieval), Monterey Colonial Revival, Pueblo Revival, and Colonial Revival. Additionally, there are three notable examples of Moderne residential design.

The Period Revival houses in the Palmcroft and Encanto subdivisions are widely distributed and of such a consistency of materials, scale, and landscaping that they knit the neighborhood together as effectively as do the street patterns, palm trees, and light standards.

The non-contributing properties within the district were primarily constructed in the decade following World War II. These houses are largely one-story, Ranch-style residences typical of Post War suburban architecture and do not exhibit the historicist characteristics of the preceding period. They are generally constructed of materials similar to the older houses with stucco or brick walls and, occasionally, red tile roofs. While these houses do not contribute to the historic or architectural qualities of the district, they do provide a consistent and non-obtrusive background by virtue of mass, scale, materials, setback, and landscaping. The non-contributing properties are dispersed in all areas of the district with the main concentration being along the arterial cross streets and in the western Palmcroft subdivision. (The Phoenix Sanborn Map, dated 1947, indicates only nine vacant lots in the eastern Palmcroft subdivision and fourteen vacant lots in the Encanto subdivision.) Despite the high number of background properties in these areas, they nonetheless reinforce the visual landscape qualities and the street planning of the west Palmcroft subdivision, one of the district's primary historic attributes.

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ARCHITECTURAL CHARACTERISTICS (continued):

Overall, the district presents a high level of integrity, both in terms of landscaping and architecture. All the houses are in good to excellent condition with carefully maintained lawns, shrubbery and ornamental plantings. No serious intrusion or alteration has occurred within the district to compromise its significant historic and architectural qualities or alter the unifying urban design.

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ADDENDUM TO ITEM 7

INDIVIDUAL DESCRIPTIONS OF CONTRIBUTING PROPERTIES
WITHIN ENCANTO-PALMCROFT HISTORIC DISTRICT

The following entries include property locations, addresses, historic names (when known), architectural descriptions and circa dates. Statements of Significance are included with this list for properties where individual significance was documented by historic research. The additional resources contribute to the district by virtue of their stylistic relationships with historic architectural styles which characterize the district and are a primary element of the district's significance. Properties are listed by subdivision and lot number. These numbers correspond to the lot numbers on the Encanto-Palmcroft Historic District base map.

LOT: 20 Palmcroft

LOCATION: 1621 N. 11th Avenue

DATE: CA 1940

DESCRIPTION: This is a modest one story Spanish Colonial Revival house with stuccoed brick walls and slightly irregular rectangular plan. Low pitched hip roof is sheathed with red Spanish tiles. Arch motif accentuates entry and open entry deck. Detached garage at rear.

LOT: 25 Palmcroft

LOCATION: 1801 N 11th Ave

DATE: Ca 1936

DESCRIPTION: A ca. 1936 Regency Revival house with a rather steeply pitched hip roof, sheathed with beige colored asphalt shingles. Of generally rectangular plan, the house, constructed of brick, is a low-scaled one story residence with a horizontal emphasis. Slightly asymmetrical facade incorporates gable motif over shallow front projections featuring corbelled cornice and two arched dormers. Entire facade features arched windows; recessed off center entry is flanked by full sidelights. Detached garage of of similar design.

LOT: 34 Palmcroft

LOCATION: 925 Palm Lane

DATE: Ca 1940

DESCRIPTION: A modest Colonial Revival stuccoed residence highlighted by projecting gables over end bay on west end and on slightly offset central entry. Gables project from steeply pitched transverse gable roof. Casement windows are set in rectangular openings with painted exterior blinds. Entry is recessed within slight pavillion and framed by pilasters supporting partial pediment. Detached garage at rear.

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LOT: 35/6 Palmcroft

LOCATION: 917 W Palm Lane

DATE: Ca.1930

DESCRIPTION: Imposing Tudor Revival residence featuring steeply pitched gable roof with wood shingles. Facade has two front projecting gables, main projecting gable has jerkin-head, both have half-timbering motif within gable ends. Narrow windows on facade have diamond-paned sash; others 6/6. Sympathetic wing addition extends to west, small open entry deck east of main gable leads to side-facing main entry. Main openings have ornamental wooden lintels. Detached garage of similar design in rear.

LOT: 37 Palmcroft

LOCATION: 913 W Palm Lane

DATE: Ca 1940

DESCRIPTION: One story rectangular-plan Regency Revival house dominated by steeply pitched hip roof with wood shingles. White painted brick walls have corbel course at eave line, casement windows have segmental arches. There is a projecting gabled frontispiece at west end and recessed plain entrance. Detached garage is similar to house.

LOT: 38 Palmcroft

LOCATION: 909 W Palm Lane

DATE: Ca 1932

DESCRIPTION: Spanish Colonial Revival house of irregular L-shaped design, west end is two stories with unadorned parapet roofline and plain window openings in upper story. First story articulated with heavy wooden lintels and pent eaves with Spanish tile. Tall stairwell window highlights facade beside entry with heavily scaled wood plank door set in beveled reveal. House partially obscured by landscaping.

LOT: 39 Palmcroft

LOCATION: 905 W Palm Lane

DATE: Ca 1935

DESCRIPTION: Modest one story Spanish Colonial Revival house, L-shape plan with gable roof sheathed with Spanish tile. Attached garage (now enclosed) features sculptured parapet. Entry outlined by colored ceramic tile. Shed roofed entry porch connects projecting frontispiece with garage, roof supported on wood posts with curvilinear wood brackets of Spanish Colonial motif.

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LOT: 40 Palmcroft

LOCATION: 901 W Palm Lane

DATE: Ca 1940

DESCRIPTION: One-and-one-half story house of vernacular English Cottage Revival design indicated by moderately pitched gable roofs and two projecting steep gables over facade. Arched window highlights upper story in gable end; other windows are set in rectangular openings. Windows opening on facade are tripartite with original sash.

LOT: 41 Palmcroft

LOCATION: 733 W Palm Lane

DATE: Ca 1940

DESCRIPTION: Simply-detailed English Cottage Revival brick 1½ story house distinguished by several intersecting steeply pitched gable roofs. Window openings contain four narrow wooden sash casement windows. House has irregular L shaped plan with entry located at intersection, facing west, perpendicular to street facade. Entry features Tudor arch opening with wooden plank door. Detached garage at rear.

LOT: 42 Palmcroft

LOCATION: 729 W Palm Lane

DATE: Ca 1935

DESCRIPTION: Unpainted red brick English Cottage Revival house, T-plan, hip roof over main block, with gable roofs on projecting frontispiece and wing to east. Window openings with casement sash articulated by flat arches of soldier brick. Off center entry features pilasters supporting slight shed roofed projection. A leaded glass transom is placed over paneled door.

LOT: 44 Palmcroft

LOCATION: 721 W Palm Lane

DATE: Ca 1930

DESCRIPTION: Large English Cottage Revival residence of large one-and-one-half story design, rectangular plan. Facade is highlighted by two projecting steeply pitched gables, symmetrically placed at each end, projecting from main gable roof. Original 6/6 paired sash remain in west end, picture window placed in opening at east end. Prominent central entry is situated between main gables and features wide sidelights with leaded, stained glass of diamond configuration. Detached garage at rear.

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LOT: 45 Palmcroft

LOCATION: 717 W Palm Lane

DATE: Ca 1930

DESCRIPTION: English Cottage Revival Residence, T-plan, stuccoed with steeply pitched gable roofs. Facade is dominated by gabled projection of frontispiece at west end, and smaller entry gable to east. Entry has round arched entry with multi-paned glass door. Tall tapering chimney located east of entry also accents facade and visually balances overall design. Original casement window sash consisting of large rectangular pane below three narrow lights at top are intact. Small detached garage at rear is of similar design.

LOT: 46 Palmcroft

LOCATION: 713 W Palm Lane

HISTORIC NAME: Freeman-DeMarler House

DATE: 1930

DESCRIPTION: This is a Tudor Revival house with complex plan and massing, of brick construction on the ground level and wood-framed above, sheathed partially in pinkish beige-painted stucco with an application of dark brown-painted half timbering above. The two-story stepped front wing with steeply pitched hip roofs is joined to a one-story cross-gabled L-plan wing which extends to the east and south, with the front entry at the juncture. Windows are rectangular, small-paned wood-sash casements, most of them covered by awnings supported by iron spear-like rods. A tall narrow brick chimney rises from the two-story wing. The house is set in a lot landscaped with a variety of shrubs. The gable ends of the two wings are overgrown with ivy. Mature palms are in the tree lawn.

SIGNIFICANCE: The massing, roof forms, and mock half-timbering of this large house are calculated to evoke the architecture of medieval Europe. Built in 1930, the house included among its first occupants Truman DeMarler, a photographer who operated a commercial studio in the residence. The house apparently was built for Mrs. A.E. Freeman, a widow.

LOT: 62 Palmcroft

LOCATION: 1614 Palmcroft Dr. SE

DATE: Ca 1930

DESCRIPTION: This is an imposing English Cottage Revival, 1½ story house with textured stucco walls. A projecting gable on the west end and tall tapering off-center chimney distinguish the facade which is also characterized by clusters of original wood framed casement sash across the first story. Peaks of gable ends on all elevations are sheathed with wood shingles creating textural contrast with wall surface below. House is of irregular rectangular plan with corner entry at NE corner set beneath extension of gable roof of narrow east wing. Entry deck is approached through projecting archway on east wall. Two ornamental jardenieres highlight corner of entry deck. Detached garage of similar design at rear of lot.

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LOT: 63 Palmcroft

LOCATION: 1608 Palmcroft Drive SE

DATE: Ca 1930

DESCRIPTION: This is a one-story Spanish Colonial Revival house of concrete/block construction sheathed in beige-painted stucco, of irregular plan with red-tiled roofs. The composition of the street facade consists of a projecting hipped central bay and adjoining square entrance tower with corbelled cornice, flanked by a gabled east wing and a gabled west porte-cochere. Windows and doors are framed in implied stone pilasters. Some windows have iron grilles. A driveway lamp adjoins double tracks leading through the porte-cochere to a rear garage.

SIGNIFICANCE: This design is animated by projecting bays, a tower and a well-integrated porte-cochere. The window and entry surrounds and corbelling on the tower lend a certain formality to the house. (The tension resulting from the combination of animation and formality is successfully contained and pleasing.) This house originally was owned by V. F. Wasielewski of the Wasielewski Construction Company and probably was built as a rental property. The house had a rapid succession of occupants in the 1930's.

LOT: 65 Palmcroft

LOCATION: 1602 Palmcroft Drive SW

DATE: 1927

DESCRIPTION: This is a one-story, brick, Period Revival house with beige, stucco walls and high-pitched gable roofs of wood shingle. From the main mass of the house, gabled with jerkin-head at the west end and ivy clad chimney at the east end, projects a large wood-frame porch-gable. Wood-sash casement windows are banded together along the front wall. A hipped wing projects to the west at the rear. Appropriately scaled shrubs and climbing ivy complement the picturesque quality of the house. It is set on a curving corner lot with mature palms.

SIGNIFICANCE: This was the fifth house built in Palmcroft (east). Constructed in 1927, probably on speculation, the first recorded owners were John and Lillian Funston, who moved subsequently to 1620 Palmcroft Drive SW and finally to Central Avenue. A later owner was Paul D. Beck, a graduate of the University of California and founding partner in 1921 of Refsnes, Ely, Beck & Company, an investment banking firm dealing in stocks and primarily public bonds, the only such firm in Phoenix during the Depression. The house is a highly picturesque composition with implicit references to medieval European architecture. It and the Spanish-style house across the street were the first two houses built in the southwest quadrant of Palmcroft (east).

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LOT: 66 Palmcroft

LOCATION: 1610 Palmcroft Dr. SW
HISTORIC NAME: Wilbur F. Asbury House
DATE: 1935

DESCRIPTION: This is a one-story brick Spanish Colonial Revival house sheathed in brownish-white stucco. Generally square in plan with slightly projecting bays at the northeast and southwest corners, it is capped with a red-tiled hip roof. A deeply recessed central entry with cast stone lintel and deeply set wood-sash casement windows create the impression of thick walls. A tapering flat-topped chimney is to the left of the front entry. The house is partially obscured by small shrubs and trees. Mature palms line the street.

SIGNIFICANCE: This small house by architect H.H. Green is distinguished by a feeling of compressed strength and order, an impression accentuated by the seeming thickness of the walls, heavy lintel and symmetrical composition. The attention to materials and color is of a high quality. The house was built in 1935 for Wilbur F. Asbury, at that time assistant superintendent of the Crystal Ice Company. The house was one of the first in Palmcroft to have a refrigeration/air conditioning system. Harry W. Asbury, Wilbur's father, was a noted civic leader and businessman who was president of the Crystal Ice Company and Diamond Ice Company.

LOT: 67 Palmcroft

LOCATION: 1614 Palmcroft Drive SW
DATE: 1931

DESCRIPTION: This is a brick and wood-frame Spanish Colonial Revival house sheathed in white-painted stucco with red-tiled roofs. It is a T plan formed of a two-story gabled wing set on end to the street and a one story gabled wing projecting to the west. An entry with decorative, glazed tile frame and paneled wood door is set in the one-story wing, flanked by casement windows with brown-painted wood sash. Floor-length windows on the front end wall of the two-story wing are surmounted by a small wrought-iron balcony with double doors. A one-story rounded bay projects at ground level from the east wall. Awnings cover some windows and all windows at ground level in the front have exterior curtains on iron rods. There is a detached garage in the rear that had upper level bedrooms added in 1946. There is a large tree at the front corner of house and mature palms along the street.

SIGNIFICANCE: This straightforward example of a Spanish Colonial Revival house was built in 1931 at a cost of \$11,400 by local contractor William G. Elder. It changed hands several times in the 1930s. One of the early (and possible the first) owners of the house was Henry J. Coerver, a prominent banker who later became president of the First National Bank of Arizona. Coerver arrived in Phoenix in 1926 and played an important role in the development of the Salt River Valley. One of his early projects was the development of Arcadia, near Camelback Mountain, where he moved around 1933.

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LOT: 68 Palmcroft

LOCATION: 1620 Palmcroft Dr. SW

DATE: Ca 1929

DESCRIPTION: This is a one-story brick Period Revival house sheathed in beige, patterned stucco with high-pitched gable roofs clad in wood shingle. Of nearly square plan, the front facade is composed of a steep, pointed transverse gable at the north end flanked by a battered stucco-clad chimney, with a small awning-covered entrance porch set in the angle of the stepped south end of the main wing. Windows are wood-frame casements. Tiny gabled attic ventilators punctuate the gable slope of the main wing. The house is complemented by small-scaled manicured shrubs and trees, with mature palms in the tree lawn along a curving street.

SIGNIFICANCE: The high pitched gabled forms of this house, as with the residence at 1602 Palmcroft Drive SW, are picturesque allusions to medieval European architecture. Constructed around 1929, probably as a rental property, the house was bought in 1933 by James M. Vance, president of the Vance Bros. Baking Co.

LOT: 70 Palmcroft

LOCATION: 1632 Palmcroft Dr. SW

HISTORIC NAME: Shadwell H. Bowyer House

DATE: 1930

DESCRIPTION: This is a Spanish Colonial Revival house constructed of brick and sheathed in beige-painted stucco with red-tiled gable roofs. Of rectangular plan on the ground level, the two-story gabled mass of the house is met by a one-story transverse living room wing with arched windows and massive chimney at its south end. Rounded canvas awnings are set in the arched windows. An entry with cast stone lintel embossed with floral design is set flush in the end wall of the two-story main wing, surmounted by a small window with iron grille and a wrought iron balcony with two pairs of double doors. Exterior curtains with iron rods flank the double doors. Cast stone diamond-pattern window screens and sconce are adjacent to the entry. Other windows on the side facade are wood-sash casements. Square topiary shrubs and a mature tree are set at the front of house, with mature palms along the street.

SIGNIFICANCE: This substantial house, elegantly maintained, was built in 1930 for Shadwell H. Bowyer, a pioneer automobile dealer in Arizona. He received the contract to furnish all motor vehicles to the City of Tucson and Pima County in 1910 and the following year started the Cadillac agency there, as well as the first motor ambulance service. He organized the first motor stage from Tucson to Nogales and had contracts with Col. W.F. "Buffalo Bill" Cody. In 1920, he was elected to the Tucson City Council. Bowyer moved to Phoenix in 1926 when he was awarded the Packard dealership for Arizona; this he held for 37 years, adding later the Studebaker and Mercedes Benz dealerships. The Bowyers lived in the house at least through 1935.

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LOT: 71 Palmcroft

LOCATION: 1640 Palmcroft Dr. SW

DATE: Ca 1940

DESCRIPTION: A simply detailed Colonial Revival house, this 1½ story brick residence is distinguished by projecting front gable with exterior end chimney. Rectangular window openings feature original 6/1 sash flanked by louvered blinds. Entry set into north side of front gable which creates L-shaped plan.

LOT: 73 Palmcroft

LOCATION: 1801 Palmcroft Dr. NW

DATE: Ca 1935

DESCRIPTION: Two-story Pueblo Revival house with rectilinear massing, softened by rounded edges of upper story walls. Constructed of adobe sheathed with textured stucco, the house is a notable example of its style within a streetscape context of Spanish Colonial houses. Entry is inset at southeast corner and is framed by heavily scaled flat pilasters and entablature with molded cornice surmounted by wrought iron balconet railing, elements atypical of the style but blended easily into the unique house design. Ornamental jardineres on short pedestals also highlight entry. Heavy paneled oak door is set in rear of deep reveal, paired iron gates are situated at outer wall plane. Long rectangular stairwell window is located above entrance. One-story garage with shallow arched opening is attached at northeast corner.

LOT: 74 Palmcroft

LOCATION: 1808 Palmcroft Dr. NW

DATE: Ca 1929

DESCRIPTION: This is an irregular, L-shaped one-story adobe Spanish Colonial Revival house with stuccoed walls. Transverse portion of house has shallow-pitched gable roof with Spanish tile, other portions have flat roofs with parapet walls which are trimmed with Spanish tile unifying the overall composition. End wall of transverse portion features broad segmental arched window. Door openings along interior side wall reflect Spanish derivation of plan. Doors open into landscaped partial courtyard encircled by landscaped wall. Window openings on outer walls screened by wrought iron grillwork. Carport at northwest corner links to original detached garage.

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LOT: 75 Palmcroft

LOCATION: 1816 Palmcroft Drive NW
HISTORIC NAME: Palmcroft Model Home
Date: 1927

DESCRIPTION: This is a brick Spanish Colonial Revival house, generally rectangular in plan, sheathed in white-painted stucco. The front facade of the house consists of a stepped gabled wing with red tile roofs, set lengthwise to the street, with central chimney flanked by large, rectangular windows and a shed-roofed entry porch with arched portal. Windows are double casements, some covered with iron grilles. The main mass of the house, not visible from the street, is a parpeted flat-roofed wing extending to the rear. A detached garage, flat-roofed with white stucco walls, is at the rear of the property, built in the same time as the house. The house is set on a well-landscaped lot with mature palms along a curving street in Palmcroft (east).

SIGNIFICANCE: This is one of two model homes built by the Dwight B. Heard Investment Company in 1927 for the new Palmcroft development, designed by Phoenix architect H.H. Green. It was the first house constructed in Palmcroft. Its Spanish imagery proved persuasive, for the highest percentage of houses subsequently built in the two Palmcrofts were designed in the Mediterranean-Spanish Colonial Revival mode. An Arizona Republic article at the time said of the model homes: "Considerable time and study has been spent on the planning of the first two houses which will be built by the Heard Company as it is its intention to set a high standard for the homes to be erected in the new subdivision." The first owner of the house was Gilbert Cline, a cattleman who lived there until 1934.

LOT: 76 Palmcroft

LOCATION: 1820 Palmcroft Drive NW
HISTORIC NAME: Chester S. McMartin House
DATE: 1928-29

DESCRIPTION: This is a large Spanish Colonial Revival house of brick construction sheathed in beige stucco with red-tiled gable roofs. In composition, a stepped and articulated two-story wing with interlocking gable roofs is set on end to the street, with a one-story wing projecting to the north with chimney on the end wall. The entry at the juncture of the two wings is recessed beneath a cantilevered porch with lathed balustrade and posts, shed roof, and scalloped stucco base. Windows are rectangular with wood-sash casements, some with awnings and iron grilles. A stairwell bay projects off the south side of house over the driveway, containing a tall narrow window with a cast-stone lintel. The house is set on a large lot with dense landscaping and tall trees; the north wing is entirely hidden behind shrubbery. The curving street has mature palms set in the tree lawn.

SIGNIFICANCE: One of the largest houses in Palmcroft, handsomely set in lush foliage in a broad expanse of lawn, its offset gabled forms and cantilevered balcony rendered in fine materials, this residence commands its site admirably. It was designed by C. Louis Kelley, who called himself a "home artist", and constructed in 1928-29. The original owner was Chester S. McMartin, who came to Phoenix in 1924 and worked as a general agent for the Northwestern Mutual Life Insurance Company until his retirement in 1943. The house remained in the family through the 1970s.

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LOT: 77 Palmcroft

LOCATION: 1826 Palmcroft Dr. NE

DATE: Ca 1936

DESCRIPTION: This is a large, two-story, Regency Revival style, white-painted, brick house with a one-story wing extending to the east. The house is situated at a prominent location in the curve of the street plan, and the two-story massing of the main block complements the adjacent Spanish Colonial Revival residence to the southwest. Architecturally, this residence features large 6/6 and 8/8 window sash in plain openings, flanked by louvered blinds. The entry, centered on the facade, is slightly recessed, with the opening framed by plain pilasters and entablature. The main block has shallow-pitched hip roofs with wood shingles.

SIGNIFICANCE: This rare example of a Colonial Revival house in Palmcroft was built in 1928 for Clarence N. Boynton. A native of Connecticut, he received his masters degree at Yale in 1910 and taught chemistry at Middlebury College in Vermont. He moved to Phoenix in 1912 for his health and became the chief chemist and secretary of the Pathological Laboratory, a position he held for 28 years, until his early death in 1943. 'Doc' Boynton was also instrumental in establishing the Boy Scouts in Phoenix. He resided in this house until his death. Boynton's brother-in-law, William J. Horspool, business manager of the Pathological Laboratory, lived next door at 1844 Palmcroft Dr. NW.

LOT: 80 Palmcroft

LOCATION: 1844 Palmcroft Dr. NW

DATE: Ca 1928

DESCRIPTION: This is a two-story Mediterranean style house of primarily rectangular design and plan, constructed of buff brick. It features a truncated hip roof with a sharply projecting cornice and plain soffit. The roof is sheathed with red Spanish tiles, which contrast appropriately with the buff colored walls. Window openings are unadorned, sash is 6/1. Highlighting the facade is a gable entry pavillion with tiled roof. The entry has multi-paneled door. A wrought-iron balconet highlights the second story window at the southeast end of the facade.

LOT: 82 Palmcroft

LOCATION: 1840 Palmcroft Dr. NE

DATE: Ca 1930

2 DESCRIPTION: Modest Tudor Revival brick residence highlighted by end gables projecting from hip roof of main block. Main gable at west end features half timbering with stucco infill. Original wooden casement windows intact, the entry between the end gables features multi-pane french doors flanked by sidelights. An exterior brick chimney is located on the west wall. A detached stuccoed garage is at the rear.

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LOT: 83 Palmcroft

LOCATION: 1834 Palmcroft Dr. NE

HISTORIC NAME: Lawrence D. Harrison House

DATE: 1928

DESCRIPTION: This is a one-story beige-stuccoed brick residence, rectangular in plan with a projecting front bay and a garage wing at the northeast corner which has been converted to a room. A red-tiled shed-roofed wing with recessed porch and casement window arcade is set at the juncture of the front bay and central wing. Decorative cast-stone colonnettes are set between the arched windows. All other roofs are flat, with slightly rounded edges. Drain pipes are set regularly at ceiling height and suggest exposed roof beams. Decorative cast-stone panels wrap around the upper corners of the projecting front bay. This highly visible house is unobstructed by vegetation and is situated on a curving street with mature palms in Palmcroft (east).

SIGNIFICANCE: A Pueblo Revival house with elements of the Spanish Colonial Revival, this residence was built in 1928 for Lawrence and Jean Harrison. Lawrence D. Harrison was a native Arizonan born in Tucson who moved to Phoenix with his family in 1902. A veteran of World War I, he pursued a career in civil engineering and still resided at this address at the time of his death in 1954. His widow, Jean, is known locally as an artist.

LOT: 84 Palmcroft

LOCATION: 1828 Palmcroft Dr. NE

DATE: Ca 1930

DESCRIPTION: This modest one-story flat-roofed brick house is highlighted by red Spanish tiles around roofline and over partial hip roof over projecting entry. Roof tiles and wrought iron grills on window openings evoke Spanish Colonial Revival image. The house has an irregular shape due to its triangular corner lot.

LOT: 86 Palmcroft

LOCATION: 1814 Palmcroft Dr. NE

DATE: Ca 1935

2 DESCRIPTION: This residence, with sharply pitched gable roofs sheathed with rustic wood shakes, evokes the Period Revival movement due to its simple domestic scale, textured stucco siding and segmental arched entry centered on gabled central entry pavillion. A larger gable projects to the south of the entry gable and features a three-sided bay window. There is a detached garage of similar design at the rear.

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LOT: 87 Palmcroft

LOCATION: 1810 Palmcroft Dr. NE

DATE: Ca 1930

DESCRIPTION: This Tudor Revival style house is characterized by an L-shaped plan, both sections having steeply pitched gable roofs sheathed with wood shingles. Main front gable wall features wood casement sash, other windows on facade have fixed pane windows in original openings. Original windows remain on side elevations. Entry is beneath shed roof entry porch extending from main gable. Walls are of smooth stucco.

LOT: 88 Palmcroft

LOCATION: 1802 Palmcroft Dr. NE

DATE: Ca 1930

2 DESCRIPTION: This house exhibits classic traits of the Period Revival style in its steeply pitched clipped gable roofs and the incorporation of the main entry beneath the curving eaveline of a main gable which dominates the facade. The entry is set in a simple round-headed arch. A small bay window with a shingle roof on this main gable evokes English Cottage design. The house is brick sheathed with textured stucco and has two corbelled chimneys. An original porch has been enclosed now featuring a circular Art Nouveau stained glass window on the facade. The porch was also extended along the south elevation. A detached stuccoed garage is located at the rear.

LOT: 89 Palmcroft

LOCATION: 1644 Palmcroft Drive SE

HISTORIC NAME: John W. Stevens House

DATE: 1928

DESCRIPTION: A generally F-shaped one and two-story Spanish Colonial Revival house of brick and wood-frame construction, this prominent residence is sheathed in beige-painted stucco with red-tiled gable roofs. It is set in a dense garden enclosed by a high white stuccoed wall. The entry is through a protruding arch on the west side of this wall, leading to an entrance on the principal facade framed in a decorative tile arch. This opens into a high living room space with fireplace and tile-banded clerestory windows. Open galleries framed in heavy timber on the side facade have been glassed in. The rear garage has been converted to residential use. This walled enclave is set on a curving corner lot at one of the major entrances to Palmcroft (east). Mature palms rise along both street frontages.

SIGNIFICANCE: Designed for privacy, this Spanish Colonial Revival house is nestled in a walled garden. It is a fine example of a residence intended for outdoor living and the combination of stucco walls, lush garden, red-tiled roofs and towering palms creates an evocative image of Southwestern living. The house was built in 1928 for John W. Stevens, a recent graduate of the University of Arizona who was a bookkeeper and a salesman with the Hammon McFarland Lumber Company. He and his wife, Helen, lived here at least through the 1930s.

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LOT: 90 Palmcroft

LOCATION: 1638 Palmcroft Dr. SE

DATE: Ca 1935

DESCRIPTION: This house combines Tudor Revival elements including half timbering within the gable ends on the side elevations with historicist references such as a round arch incorporated into an inset corner entry porch. The entry contains a tripartite composition contained beneath a segmental arch. Entry porch features a gabled pavillion. Facade also features a gabled wall dormer framing a multi-paned round headed tripartite window. The main block of the house is rectangular, with stuccoed walls and with a steeply pitched gable roof. An ell, expanded to two stories, extends from the southeast corner.

LOT: 91 Palmcroft

LOCATION: 1634 Palmcroft Dr. SE

HISTORIC NAME: Victor & Marie Steinegger House

DATE: 1929-31; 1975; 1982

DESCRIPTION: This is a one-story adobe brick Spanish Colonial Revival house with white stuccoed walls and red-tiled gable roofs. Originally of U plan with partially enclosed courtyard at the rear, the courtyard has been converted to a room. Windows are deep set industrial sash casements. The entry is through a quarter-round flat-topped bay set at the juncture of the front wings. A front patio with a low, stuccoed wall, partially covered by a red-tiled shed roof supported by massive carved beams on stuccoed posts rising from the wall, is a recent but harmonious addition. A small gabled second story room towards the rear of the north wing recently was completed. The original sleeping porch and attached garage at the rear have been converted to a master bedroom and study. The house is set on a lot in Palmcroft (east) with small shrubs and trees on a curving street lined with mature palms.

SIGNIFICANCE: This adobe residence was completed in 1931 for Marie and Victor Steinegger. The adobe used in the 18-inch walls reputedly was made by Mexican workers on the site from dirt excavated for the basement. Victor Steinegger was born in 1888 of Swiss-American parentage and raised in Phoenix where his father was regarded as a major property investor. The son took over management of his father's properties at an early age and extended family investments into other areas, including citrus ranches. He also served as a member of the Phoenix Planning and Zoning Commission. The Steineggers were closely associated with St. Mary's Catholic Church and commissioned the builder of that church to build their house. The house was sold to the current owners in 1972 following Victor Steinegger's death.

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LOT: 93 Palmcroft

LOCATION: 1615 Palmcroft Dr. SE
HISTORIC NAME: L.R. Chadbourne House
DATE: 1936

DESCRIPTION: This is a one-story wood-frame house sheathed in white-painted stucco with hip roofs clad in green asbestos. In plan, it is an irregular H with a street facade of a curving open U plan. The arms of the U are a garage and projecting wing connected to a central wing with recessed entry and chimney. Casement windows of industrial sash are set in large and small openings at corners and mid-wall. Recessed banding highlights the projecting bay; fluted piers flank the garage door. The house is set in Palmcroft on a landscaped lot with large trees on a curving street with mature palms.

SIGNIFICANCE: This striking but simple design is a good example of the so-called Regency Moderne, a style which employed the stripped-down forms and horizontal sleekness of the Moderne while preserving some historical references, such as the hipped roof. The house was built in 1936 for Mr. & Mrs. L. Rodney Chadbourne, who still occupy the house. Mr. Chadbourne was in the lumber and building materials business. The house was designed by the firm of Gilmore, Eckman & Whittlesey and was built by O.R. Bell.

LOT: 94 Palmcroft

LOCATION: 1609 Palmcroft Dr. SE
HISTORIC NAME: Palmcroft Model Home
DATE: 1927

DESCRIPTION: This is a one-story red-brick house of generally rectangular plan. In composition, the house consists of a major gabled wing parallel to the street crossed by two smaller gabled wings with an additional gabled wing projecting to the rear. A small gabled porch with recessed vestibule and applied half-timbering with white stucco infill is set at the juncture of two wings. Rectangular wood-sash casements windows are set uniformly in the walls. The house is set amidst shrubs and small trees on a curving street with mature palms. The original porte-cochere at the west end of the house has been enclosed.

SIGNIFICANCE: This was one of two model homes constructed by the Dwight B. Heard Investment Company in Palmcroft in 1927. H.H. Green, architect of the other model home, may have designed this one as well, but this remains unsubstantiated. The house, with its simple gabled red-brick forms and discreet half-timbering, is a descendant of the 19th Century neo-medieval residential designs of Philip Webb and Richard Norman Shaw in England, particularly Webb's "Red House" as designed for William Morris. The first recorded owner of the house was Myron K. Wirt, an automobile salesman who lived there during the 1930s.

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LOT: 95 Palmcroft

LOCATION: 1603 Palmcroft Dr. SE

DATE: Ca 1927

DESCRIPTION: This is an irregularly shaped one-story house, stuccoed, with Spanish Colonial Revival motifs, including parapet walls, ornamental vigas and red Spanish tile over a shed roofed entry porch. The entry is framed with colored ceramic tiles. It is prominently sited on an outside corner lot.

LOT: 97 Palmcroft

LOCATION: 739 W. Coronado Road

HISTORIC NAME: Harry H. Primock House

DATE: 1929

DESCRIPTION: This is a one-story brick house sheathed in beige stucco, with rectangular wood-sash casement windows. Side wings extend back to enclose a rear patio. There are gabled and flat-roofed sections, the former low-pitched and covered in red tile with overhanging eaves and slightly projecting rafter ends. The street facade is a balanced composition of unmatched elements with a projecting central bay and recessed wings of differing heights. The central bay incorporates a battered stuccoed chimney flush to the wall and an elegantly recessed entry within an implied stone frame. The original door and hardware, including iron sconce, are intact. The house is set on a well landscaped lot on a curving street with mature palms in Palmcroft (east).

SIGNIFICANCE: This house is a modest but handsome example of the Spanish Colonial Revival style, immaculately maintained. Built in 1929, the original owner was Harry H. Primock, manager of the General Loan and Finance Co. Primock moved to 928 W. Palm Lane in 1932 and the house was sold to Art Nehf, who lived there for a number of years. Nehf was a professional baseball player in the teens and twenties, considered by some to be the best left-handed pitcher ever to take part in a World Series. Nehf pitched for the New York Giants in four World Series (1920-24) and had two 1-0 shutouts against the likes of Babe Ruth, a record he held until 1943. The Nehfs had established a home in Phoenix in 1925; they moved here permanently in 1929.

LOT: 98 Palmcroft

LOCATION: 1631 Palmcroft Dr. SE

DATE: Ca 1940

DESCRIPTION: Sited on an exterior corner location, this is a one-story L plan brick house, sheathed with textured stucco. A molded cornice encircles the roofline. Use of red Spanish tile on the low pitched hip roofs, the plain window openings and use of wrought iron details create a Spanish Colonial Revival image.

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LOT: 99 Palmcroft

LOCATION: 1623 Palmcroft Dr. SE

DATE: Ca 1938

DESCRIPTION: This is a one-story Streamline Moderne house with dark beige stucco walls and dark green metal sash casement windows. Of brick construction and generally rectangular plan, the house presents a long, horizontal profile to the street, lower at the south end. The stepped-back parapet walls and geometrically arranged square ventilator holes suggest an Aztec influence in the design. The front facade has a recessed entry bay set between massive engaged columns of abstract cylindrical shape with marquee above, flanked by one square-edged and one curved wall with recessed hands and fluted parapet. The house is largely obscured by dense foliage. Mature palms are in the front yard along the street.

SIGNIFICANCE: This is one of the few houses from the 1930s in Palmcroft with a frankly modern design. It bears interesting comparison with the house next door at 1615 Palmcroft Dr. SE, a modernistic design which also incorporated traditional elements.

LOT: 100 Palmcroft

LOCATION: 1605 Palmcroft Dr. SW

DATE: Ca 1930

DESCRIPTION: This is a vernacular example of the Spanish Colonial Revival style, evidenced by the stark exterior stuccoed walls, plain window openings and use of red Spanish tile on the roof. The entry is recessed on the main facade and screened by a wrought iron gate. A large interior chimney mass is also evidenced on the facade and is a dominant design element.

LOT: 101 Palmcroft

LOCATION: 1617 Palmcroft Dr. SW

DATE: Ca 1935

DESCRIPTION: This two-story L plan brick house is a simply detailed example of the Monterey Style, characterized by plain window openings, casement sash and exterior blinds. The shallow pitched hip roof is sheathed with red Spanish tile.

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LOT: 102 Palmcroft

LOCATION: 1619 Palmcroft Dr. SW

HISTORIC NAME: Dr. Dudley Fournier House

DATE: 1933

DESCRIPTION: This is a two-story Spanish Colonial Revival house, a picturesque composition of hipped, gabled and shed-roofed masses of different heights. It is of concrete-brick construction with beige stucco walls and red-tiled roofs. A winding hedge-lined walk leads to the arched, recessed front entrance with paneled door. Windows are generally wood-sash casements with awnings, with the exception of a tall, narrow stained-glass stairwell window and a quatrefoil window with stained glass in the highest gable end of the front elevation. The easternmost gabled wing has thin turned spindles over the front window. It also contains a large chimney and the low gabled roof incorporates an outdoor arch with a new iron gate leading to the rear. The house appears to have been added to considerably. It is set in a well-kept yard with topiary and mature palms along the street.

SIGNIFICANCE: This house is equalled in Palmcroft only by the Barta House at 1801 Palmcroft Drive NE in its picturesque array of forms. It was built in 1933 for Dr. Dudley T. Fournier, a Canadian-born physician educated at McGill University in Montreal, who served as a medical officer in the Royal Navy in World War I. He came to Phoenix in 1925 where he practiced medicine until his death in 1964. He was secretary of the St. Joseph's Hospital Board of Trustees for many years and served on the Phoenix Planning & Zoning Commission.

LOT: 105 & 106 Palmcroft

LOCATION: 909 W. Coronado Road

HISTORIC NAME: Elmer W. Wells House

DATE: Ca 1929

DESCRIPTION: This is a one-story brick Spanish Colonial Revival house sheathed in white-painted stucco. Generally U-shaped plan, a rectangular front transverse wing is flanked by a pair of staggered side wings which extend back to enclose a rear courtyard and project slightly forward to flank a recessed central front porch. The porch is covered by the gable of the front wing, supported by square stuccoed posts. The roofs of the three wings are interlocking gables of red tile. Windows are plate glass and wood-sash casements, some with ornamental wrought iron grilles and frames. A side driveway pierces a stuccoed wall with wrought iron gate. The house is set on a well landscaped lot on a curving street with mature palms in Palmcroft (east).

SIGNIFICANCE: This is a good example of a Spanish Colonial Revival house displaying sound planning to integrate the building with its site. It was built about 1929, probably on speculation, and first lived in by the Elmer W. Wells family. Wells worked in the mining business.

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LOT: 108 Palmcroft

LOCATION: 914 W. Coronado Road
HISTORIC NAME: Fred Steiner, Sr. House
DATE: 1927; Ca 1975

DESCRIPTION: This is a white-painted stucco-sheathed brick house with red-tiled roofs, consisting of a two-story hipped main house with L plan and a one-story shed-roofed wing which projects towards the street. A garden wall, added ca 1975, encloses an entry patio with fountain, diamond paving and mesquite trees; the wall incorporates decorative tile coping and metal lanterns at the gateposts. A ground-level arcade along the patio contains a recessed porch which becomes part of the dining room at the east end, where the final arch is enclosed as a window. Upper story windows are screened with rustic wood poles. The house is situated on a well landscaped lot on a curving street with mature palms.

SIGNIFICANCE: This substantial house is an excellent example of the adaptability of the Spanish Colonial Revival style to picturesque design and to site. On the one hand, the house is a visually pleasing composition of masses, forms and textures; on the other, it is carefully planned progression from public to private spaces and from garden to interior. Built in 1927, it was one of the first houses in the new Palmcroft development. It remained in the family of the original owners until the 1970s.

LOT: 111 Palmcroft

LOCATION: 1817 Palmcroft Dr. NW
DATE: Ca 1930

DESCRIPTION: Typical of many houses in the Palmcroft subdivision, this is a one-story, rectangular plan Spanish Colonial Revival residence, characterized by red-tiled gable roof, textured stucco walls with plain window openings and wood casement windows. The entry is off center on the facade, slightly recessed and topped by a cast stone lintel of raised floral ornamentation.

LOT: 112 Palmcroft

LOCATION: 1825 Palmcroft Dr. NW
DATE: Ca 1940

DESCRIPTION: This is a modest example of the Colonial Revival style of one-story wood frame construction, sheathed with asbestos shingles. Details include a large front window bay with multi-pane casement sash and a central entry framed by simple fluted pilasters supporting a plain architrave.

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LOT: 114 Palmcroft

LOCATION: 1808 N. 9th Avenue
DATE: Ca 1940

DESCRIPTION: This is a one-story, stuccoed residence incorporating textured stucco, red roofing tile and wrought iron detailing at window and entry openings, all indicative of the Spanish Colonial Revival houses within the Palmcroft Subdivision. Slightly altered in appearance by the addition of a sympathetically designed carport, the house has an irregular L-shaped plan and is oriented around an interior courtyard enclosed by a stuccoed parapet wall.

LOT: 115 Palmcroft

LOCATION: 902 W. Coronado Rd.
DATE: Ca 1930

DESCRIPTION: Built on a large corner lot, this is an expansive L-shaped, one-story Spanish Colonial Revival house with stuccoed walls and red tiled roofs. Window openings are screened by wrought iron grillwork. The entry, recessed slightly in the south elevation, contains a multi-panel wooden door. The house is highlighted by a polygonal bay on the southeast corner and is a prime component to the visual cohesiveness of the intersection of Palmcroft Drive NW and W. Coronado Road in the center of the Palmcroft (east) subdivision.

LOT: 116 Palmcroft

LOCATION: 740 W. Coronado Road
HISTORIC NAME: Aaron A. Gerst House
DATE: Ca 1931

DESCRIPTION: This is a one-story Spanish Colonial Revival house of generally rectangular plan with double brick wall construction, sheathed in white-painted stucco with red-tiled roofs. In composition, gabled west and south wings wrap around a hip-roofed central mass with square hipped tower. A patio enclosed by a low stuccoed wall leads to a recessed entrance. Windows along the front of the house are arched and rectangular at the sides and rear; all are wood-sash casements, painted blue. Two stained glass windows on the west facade with wrought iron grilles flank a battered chimney, stucco-clad, with rounded breezeway top. The attached garage has been converted to a pool cabana with stained glass transom panel added. A flanking stuccoed arch with gate leads to the rear yard. The house is set on a curving corner lot in Palmcroft (east) with a variety of shrubs and trees and mature palms along the street.

SIGNIFICANCE: This small Spanish Colonial Revival house displays a variety of carefully conceived details and elements along with a high degree of constructional skill. It was built ca 1931 for Aaron A. Gerst, owner of the Angelus Furniture Company. By 1939, the house was owned by May B. Marley, mother of Kemper Marley, who lived here until her death.

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LOT: 117-119 Palmcroft

LOCATION: 1833 Palmcroft Dr. NE
HISTORIC NAME: George A. Taylor House
DATE: 1929

DESCRIPTION: This is a large Spanish Colonial Revival house consisting of three roof-terraced one-story wings that wrap around a hip-roofed central mass and enclose an interior courtyard. The west wing is gabled at its southern end. The ground level is of brick while the second story is of wood-frame construction. Exterior walls are sheathed in beige-painted stucco. Roofs are clad in red tiles. A gabled porch with arched openings leads to the entry at the northwest corner of the house. Windows are primarily small paned wood-sash casements. Arched plate glass windows flank a chimney on the north wall, which is largely overgrown with ivy. A wood flat-roofed garage addition is to the south. The house is set in a heavily landscaped curving corner lot in Palmcroft (east) with a variety of trees. A tall white stucco wall extends from the north wall of the house to the east to enclose the back yard.

SIGNIFICANCE: A well-planned residence with continuous roof terraces and enclosed patio, this house is an appropriate response to the Phoenix climate. It was built in 1929 for George A. Taylor, a long-time Arizona cattle raiser. Taylor arrived in Phoenix in 1882 with his parents, who were Mormon pioneers who homesteaded in the Mesa-Chandler area. He was the founder and president of the Taylor Cattle Company of Phoenix, one of the largest cattle raising and feeding enterprises in Arizona, with some 5000 acres of farmland and grazing land in the State. Taylor was the director for many years of the Central Arizona Cattle Feeders Association and the Phoenix National Farm Loan Association. He resided at this address until his death in 1948. The present owners have undertaken extensive restoration of this structure.

LOT: 121 Palmcroft

LOCATION: 1809 Palmcroft Dr. NE
DATE: 1929

DESCRIPTION: This is a one-story adobe brick and wood-frame house sheathed in white-painted stucco with red tiled gable roofs. It has the appearance from the street of a Spanish or Mexican era ranch hacienda. The low horizontal profile is accentuated by the low-pitched shed roof covering a gallery-like porch with heavy timbers. There is a massive entry door with iron hardware, surrounded by a decorative glazed tile band. A squat chimney projects from the ridgeline. A transverse wing extends to the rear of the property, giving the house an overall L-plan. Dense foliage surrounds this Palmcroft residence with mature palms in the tree lawn.

SIGNIFICANCE: Although apparently built on speculation, the first recorded occupant of this house was William K. Humbert, a prominent Phoenix banker who at one time was president of the Phoenix Savings Bank and director of the First National Bank of Arizona, as well as president of the Arizona Bankers Association. Humbert also was active as a Hereford cattle rancher and probably found the hacienda-type design to his liking. The house, which was built by the Evans Construction Co., was completed the first week of January, 1930. It is a representative example of Spanish Colonial Revival house design inspired by the haciendas of the Southwest.

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LOT: 122 Palmcroft

LOCATION: 1801 Palmcroft Dr. NE
HISTORIC NAME: Joe Barta House
DATE: 1928; ca 1970

DESCRIPTION: This is a Spanish Colonial Revival house of brick and wood-frame construction sheathed in white painted stucco with red-tiled roofs. The house has a complex plan and highly picturesque composition consisting of an interlocking series of wings rising to varying heights wrapping around an entry courtyard, creating the effect of a small village grouped around a plaza. One-story gabled south and east wings project from a stepped, primarily two-story central mass with hipped, gabled and combination roofs. An exterior stairway with wrought iron railing and free-standing stuccoed arches climb from the entry patio to an upper level terrace on the interior wall of the central mass. Windows are generally wood sash and variously shaped, primarily rectangular, some oval and segmentally arched, and some with glazed tile surrounds. A gabled chimney projects from the central mass. Shed-roofed porte-cocheres extend from the north and west walls. Two entrances off the front patio are variously framed in a scalloped reveal and in glazed polychrome tile. A low stucco wall with wrought iron railing curves around the entry patio. Much of the interior wrought iron, stained glass windows and doors are recent additions. The interior has been substantially altered. The house is set on a well-landscaped, curving corner lot with shrubbery and mature palms in Palmcroft (east).

SIGNIFICANCE: An elaborate Spanish Colonial Revival house, this is one of the few residences designed in Palmcroft by Dwight E. Chenault, a Kansas-born architect who taught architectural drafting and design in El Paso before moving to Phoenix in the early 1920s where he practiced for thirty years. The house was commissioned in 1928 by Joe Barta, a Phoenix butcher, who acted as his own contractor. The house was sold soon after and went through a succession of owners beginning in the 1930s.

LOT: 123 Palmcroft

LOCATION: 730 W. Coronado Road
DATE: Ca 1928-29

DESCRIPTION: This is a two-story, brick residence with an L plan consisting of a rectangular wing parallel to the street and a projecting front wing that terminates in a three-sided end wall. The roofs are interlocking red-tiled hips. A one-story section fills the L with a flat roof used as a terrace. A mass of ivy on the terrace wall obscures a fine ornamental wrought iron railing. A small terrace projects at the ground level, flanked by urn-topped brick posts, partially covered by a small tiled shed roof over the front entry. Windows are rectangular wood-sash casements. All wall surfaces and roofs have been painted light green with white window sash. The house is set on a landscaped lot with mature palms, eucalyptus and orange trees in Palmcroft (east).

SIGNIFICANCE: This Mediterranean style house was built ca 1928-29 on a parcel owned by Homer Long, who later had a house built for himself at 1826 Palmcroft Dr. NE. Around 1930, the house was occupied by Ivy A Florian, who resided there a number of years. Florian was born in Kentucky and came to Phoenix in 1912 where he later established the Florian Store Fixtures Co.

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LOT: 160 Palmcroft

LOCATION: 1319 W. Palm Lane

DATE: Ca 1930

DESCRIPTION: Dominated by a low pitched gable roof which projects across much of the facade and an ivy-covered exterior brick chimney, this house has simple references to the Craftsman bungalow style. The use of split shingles on the roof and textured walls also evoke the historicist references of the Period Revival movement, a prevalent architectural theme within the Palmcroft subdivision.

LOT: 162 Palmcroft

LOCATION: 1311 W. Palm Lane

HISTORIC NAME: G.W. Harvey House

DATE: Ca 1931

DESCRIPTION: This house evidences the Spanish Colonial Revival Style through the red tile roofing, arched motifs of the main entry and carport and the sheathing of textured stucco. The entry is set beneath a shed roofed porch supported on rusticated wood posts, also indicative of the Spanish Colonial Revival. The entry is within a broad pointed arch and is flanked by full, single pane sidelights.

LOT: 163 Palmcroft

LOCATION: 1307 W. Palm Lane

HISTORIC NAME: R.W. Hellman House

DATE: Ca 1931

DESCRIPTION: This is a simply detailed Spanish Colonial Revival house, one story, L plan, characterized by a wing arch on the west elevation, textured stucco walls, plain window openings and a recessed arched entry centered on the facade. A massive chimney is also a main element of the facade design. The roof has red tile sheathing, characteristic of other examples of the style within the district.

LOT: 166 Palmcroft

LOCATION: 1129 W. Palm Lane

HISTORIC NAME: L.F. Morgan House

DATE: Ca 1930

DESCRIPTION: One story, L plan Spanish Colonial Revival house accentuated by recessed arch entry, sheltered by extension of eaveline of gabled frontispiece. Walls are textured stucco, windows are topped by splayed wooden lintels and have casement sash. Roof is sheathed with red tile.

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LOT: 168 Palmcroft

LOCATION: 1123 W. Palm Lane

DATE: Ca 1930

DESCRIPTION: This is a modest, one story Spanish Colonial Revival residence, gable roofed, highlighted by red tile roofing, a recessed arched entry and wood casement window sash. Overall plan is rectangular with an ell on woughwest corner.

LOT: 170 Palmcroft

LOCATION: 1115 W. Palm Lane

HISTORIC NAME: Bernard E. Gilpin House

DATE: 1930

DESCRIPTION: This is a one-story brick house with rectangular plan and shingled hip roof from which projects a small central hipped wing containing a recessed timber-framed porch along its east side leading to the entry. Windows are rectangular diamond-paned wood sash, some with flanking ornamental shutters. A tall chimney rises from the front of the main mass of the house. The brick has a uniformly pitted appearance of a soft orange hue and appears to have been sand blasted. All wood trim is painted a glossy black and the roof shingles are grayish-brown. The house is set on a well maintained lot midblock with mature palms in the tree lawn.

SIGNIFICANCE: This small house is distinguished by its compact massing, clean lines and careful attention to materials and colors. It is a good example of picturesque design with understated references to medieval English vernacular architecture. It was constructed in 1930 for Bernard E. Gilpin, an engineer who worked in the Engineering Department of the City of Phoenix. Several years later, the house was bought by Dr. Vernon F. Kennedy, a physician with downtown offices in the Professional Building.

LOT: 171 Palmcroft

LOCATION: 1109 W. Palm Lane

HISTORIC NAME: C.M. Moore House

DATE: Ca 1930

DESCRIPTION: This is a modest Spanish Colonial Revival residence characterized by a red tile roof, stuccoed walls and simple wrought iron window grills. House has an L shaped plan with undetailed entry at center of facade.

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LOT: 173 Palmcroft

LOCATION: 1101 W. Palm Lane
HISTORIC NAME: Spaulding House
DATE: Ca 1929

DESCRIPTION: This one story Tudor Revival house is characterized by steeply pitched gable roofs, indicative of its irregular plan, stuccoed walls with half timbering in all gable ends and exposed rafter tails. A round headed doorway is centered beneath a gabled central pavillion projecting slightly from the facade. The entry opening is framed by a single brick course, the base of the house is sheathed with a brick veneer up to the level of a brick sill course. Windows are set in plain openings and have wood casement sash with large diamond shaped lights. An exterior end chimney on east side elevation is ornamented with brick medallions. In context, the dominant structure at the intersection of 11th Avenue and Palm Lane and reinforces the visual transition between the Encanto and Palmcroft subdivisions. A similarly designed detached garage stands at the rear of the property.

LOT: 174 Palmcroft

LOCATION: 1828 N. 11th Avenue
DATE: Ca 1935

DESCRIPTION: Typical of many Palmcroft houses along Palm Lane and Eleventh Avenue, this is a modest one story Spanish Colonial Revival residence highlighted by a red tile roof, white stuccoed walls and a recessed arched entry. Windows are set in plain openings and contain original double hung wood sash. A porte cochere is contained beneath the main roof at the north end of the house.

LOT: 181 Palmcroft

LOCATION: 1640 N. 11th Avenue
DATE: Ca 1935

DESCRIPTION; Located on a corner lot, this is an irregularly shaped, one story Spanish Colonial Revival house featuring a red tile roof and textured stucco walls.

LOT: 186/7 Palmcroft

LOCATION: 1620 N. 11th Avenue
DATE: Ca 1931

DESCRIPTION: Sited on a double lot and situated perpendicularly to the street, this is a one story, rectangular brick house which evokes the English Cottage and Period Revival movements through its wood shake roof sheathing and large brick chimney which dominates the facade. Windows have wood casement sash and are topped by heavy projecting lintels.

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LOT: 195 Palmcroft

LOCATION: 1620 Palmcroft Way SW

DATE: Ca 1940

DESCRIPTION: A prototype of subsequent 1940s era Georgian Revival suburban residences, this house is one of the few Palmcroft houses to evidence the Neoclassic/Regency Revival origins. One story with a steeply pitched gable roof running parallel to the street, the house is characterized by two interior end chimneys and a recessed central entry with a multipanel door. The entry opening is framed by fluted pilasters supporting an architrave with floral medallions at each end. On the west end is a three sided bay window. The house is off white painted brick with asbestos roofing.

LOT: 197 Palmcroft

LOCATION: 1632 Palmcroft Way SW

DATE: 1937

DESCRIPTION: This is a one story concrete-brick house painted white with green operable shutters. Of generally rectangular plan with a substantial forward-projecting end bay, the house is capped with interlocking shall-pitched hip roofs with narrowly overhanging eaves and paneled soffits. The hip roof of the main wing, with ridge coping, overhangs a recessed porch supported by thin square columns. Windows are paired casements. An angled bay window projects from the north wall adjacent to the driveway. A chimney with pyramidal open-sided cap rises from the rear of the main wing. There is a hip-roofed garage to the rear. Well manicured shrubs surround the house at its base and mature palms are in the tree lawn.

SIGNIFICANCE: This elegantly proportioned and maintained Ranch-style residence was built in 1937 by the Palmcroft Development Company. It is a forerunner of the mass-produced tract house constructed in the suburbs of Phoenix following World War II.

LOT: 200 Palmcroft

LOCATION: 1804 Palmcroft Way NW

DATE: Ca 1935

DESCRIPTION: This house presents a unique blending of Pueblo Revival massing and scale with later International Style elements as well as sympathetic contemporary enlargement by the addition of a partial second story. The Pueblo Revival is suggested in the original house by the spartan detailing and a corbel motif around the original roofline which had parapet walls with a concrete coping. The house has a cruciform plan. A rustic brick chimney with rockfaced stones simulating quoins is situated at the outer (southeast) wall intersection, visible to the street. A recessed entry is located adjacent to the chimney on the opposing wall. Later window infill with glass block in main first story window openings and entry sidelights and the presence corner casement windows suggest the International style. The second story has recently been expanded and now covers the entire house and a large two story structure, probably a former guest house, has been incorporated into the main building through a series of rear additions. This element is obscured from street view. The house is a dominant visual component of its corner location.

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LOT 204-205 Palmcroft

LOCATION: 1826 Palmcroft Way NW
HISTORIC NAME: Lynn M. Laney House
DATE: Ca 1931

DESCRIPTION: This is a large two-story concrete-brick Spanish Colonial Revival house painted beige with earth-red trim and red-tiled roofs. From the hipped central mass a rectangular shed-roofed one-story wing projects to the south and east with a massive chimney on its south wall. Another chimney is flush with the north wall of the main mass. A central entry surmounted by a stained glass window is set at the juncture of the two wings, containing a plank door with iron hinges, framed by cast-concrete simulated stone with scalloped top. A cantilevered timber-framed porch is above and to the right of the entrance. Windows are primarily rectangular paired casements with both industrial and wood sash, some covered by iron grilles, others by awnings. An arched window, set in the north wall of the smaller wing, faces the entrance. The house is sited conspicuously on a large, landscaped lot with a mature pine and other trees in a broad expanse of lawn in Palmcroft (west).

SIGNIFICANCE: This imposing and superbly sited house was built in 1931 for Lynn Laney, a prominent Phoenix attorney. Raised in Mesa, he graduated from Tempe Normal School (now Arizona State University) in 1903, received a B.Sc. from the University of California at Berkeley in 1909, and a law degree from Stanford University in 1911. He returned to Phoenix, was admitted to the bar, and practiced there until his death in 1975. From 1917 to 1921 he was the Maricopa County Attorney. He was appointed to the Board of Regents of the University of Arizona in 1945, a post which he held until his retirement in 1963 - the longest tenure of any member. His younger brother Grant, also an attorney, lived nearby at 2032 N. 11th Avenue.

LOT: 207 Palmcroft

LOCATION: 1844 Palmcroft Way NW
DATE: Ca 1930

DESCRIPTION: Obscured from full street view by a stuccoed wall enclosing a landscaped front courtyard, this is a one-story Spanish Colonial Revival house is characterized by an L-shaped plan, red-tile roof, stuccoed walls and extensive use of wrought-iron grillwork on window openings and arched entries to the courtyard.

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LOT: 211 Palmcroft

LOCATION: 1826 Palmcroft Way NE
DATE: Ca 1931

DESCRIPTION: This is a U-shaped, one-story Spanish Colonial Revival house with a red-tile roof and white stuccoed walls. A gabled frontispiece features a full-length tripartite window, highlighted by a sill faced with colored ceramic tiles. The entry is offset on the facade east of the frontispiece. Recessed slightly and topped by a bracketed lintel, the door is also framed by ceramic tiles, a common signature detail on many of the similar Spanish Colonial Revival Houses within the district.

LOT: 214-215 Palmcroft

LOCATION: 1802 Palmcroft Way NE
DATE: Ca 1935

DESCRIPTION: Located on a prominent corner within the Palmcroft (west) subdivision, this expansive Spanish Colonial Revival residence occupies two lots. The house is one-story and is built on a U-shaped plan. Portions of the house have been extended. The prominent feature of the house is the main entry on the south (primary) elevation. The entry is recessed within a beveled opening, which is sheathed with ceramic tile and focuses on a multi-panel wood door. The entry is approached through a small courtyard surrounded by a low parapet wall. All windows have tiled sills. A side entry, offset from the facade, is also framed with tile. The house has a red-tile roof which complements the colored ceramic tiles, both of which contrast with the stark white stuccoed walls.

LOT: 216-217 Palmcroft

LOCATION: 1117 West Coronado Road
DATE: Ca 1940

DESCRIPTION: This house is a one-story, gable roofed, brick Georgian Revival residence with restrained ornamentation. A central gabled frontispiece is framed by corner pilasters supporting a narrow architrave band. The gable wall above the architrave is sheathed with wide clapboard and topped by a molded cornice at the eaveline, creating the illusion of a full pediment. West of this front projection, the offset entry is recessed and is framed by fluted pilasters supporting a plain, but full entablature. Main window openings have multipane, fixed-sash windows. An important visual element of the intersection of Coronado Road and Palmcroft Way, the house presents a dramatic contrast in style with the Spanish Colonial Revival residence (214) on the opposite corner.

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LOT: 220 Palmcroft

LOCATION: 1615 Palmcroft Way SE
HISTORIC NAME: Palmcroft Model Home
COMMON NAME: Marquis House
DATE: Ca 1928

DESCRIPTION: This is a one-story concrete-block Spanish Colonial Revival house with white stucco walls, red-tiled roofs, and deep-set casement windows with brown-painted wood sash. Red awnings held by spear-like iron rods are placed over most windows. In plan, a gabled central mass with a small offset gabled room at the north end meets with a large cross-gabled wing at the south, which encloses an arched entrance portal that steps down to become a small patio wall. A black wrought-iron lamp adjoins the entrance. Chimneys are set flush in the walls at the gable ends. A flat-roofed garage sits at the rear of the property. Manicured evergreen shrubs around the house complement the structure in scale and mood. Mature palms are ranged along the curving street.

SIGNIFICANCE: A carefully designed and sensitively maintained house with the feeling of a vernacular building, the present owner has occupied the property since 1932. The house was one of at least three model homes built by the Dwight B. Heard Investment Company around 1928 to promote sales in the new Palmcroft subdivision. Bought in 1930 by John Bailhache, a civil engineer who worked on the Glen Canyon Dam, the house was rented to Harry and Alexa Marquis after 1932. The Marquises bought the house in 1938. Harry Stanton Marquis was a life insurance underwriter who was the first director, from 1932 to 1938, of the volunteer Phoenix Symphony Orchestra. He died in 1953, and his widow still resides in the house.

LOT: 224 Palmcroft

LOCATION: 1229 West Coronado Road
DATE: Ca 1930

DESCRIPTION: Partially obscured by landscaping and ivy, this Spanish Colonial Revival house is characterized by a recessed entry topped by a scalloped motif, stuccoed walls, and wrought iron grillwork. A large picture window centered on the facade is topped by a heavy wooden lintel. The house is built on a U-plan, has a tile roof and an attached garage on the southeast corner.

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LOT: 225 Palmcroft

LOCATION: 1631 Palmcroft Way SE
DATE: Ca 1935

DESCRIPTION: This is an imposing one-and-one-half story Tudor Revival house prominently sited on the intersection of Coronado Road and Palmcroft Way. The house is oriented diagonally on the lot, which emphasizes its visual importance to the streetscape. The facade is focused on a gabled frontispiece containing a large tripartite round-headed window extending into the gable wall area. The entry is set beside the frontispiece beneath a shed-roofed porch, and contains a round-headed door. All windows have projecting sills and are topped by rounded canvas awnings. The walls are sheathed with smooth stucco. A new two-car garage, set at an angle to the main house, is appended to the southern end, but with minimal impact to the house's overall form or architectural integrity.

LOT: 239-240 Palmcroft

LOCATION: 1825 Palmcroft Way NE
DATE: Ca 1940

DESCRIPTION: This is a modest Spanish Colonial Revival Residence of generally rectangular plan with slightly projecting offset frontispiece. The intersecting low-pitched gable roof is sheathed with red-tile, which contrasts with the white-painted brick walls.

LOT: 240-241 Palmcroft

LOCATION: 1808 N. 13th Avenue
DATE: Ca 1930

DESCRIPTION: The original house on this lot is an irregularly shaped Spanish Colonial Revival residence characterized by an arcaded entry porch along a side elevation and a side wing arch leading to a side yard. The low-pitched gable roofs are sheathed with red-tile. A recent two story addition was appended to the north wall changing the house's architectural focus. However, the Spanish emphasis of the original structure remains readily apparent and contributes to the architectural context of the adjacent dwellings.

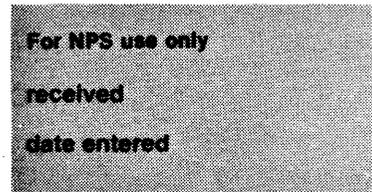
LOT: 243 Palmcroft

LOCATION: 1238 West Coronado Road
DATE: Ca 1940

DESCRIPTION: An important element of its corner location, this house exhibits modest influences of the Period Revival movement through its overall design, which incorporates steeply pitched gable roofs, stuccoed walls, bay windows, and projecting window sills.

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LOT: 245 Palmcroft

LOCATION: 1835 North 13th Avenue
DATE: Ca 1940

DESCRIPTION: This is one of the few examples of the Georgian Revival style within the Encanto-Palmcroft district. Prominently sited on a corner location, this is a two-story, gable-roofed house distinguished by the ornamental detailing of its symmetrical facade. The house now has asbestos shingles, probably obscuring original clapboard. A central entry contains a multi-panel door flanked by 1/2 sidelights with recessed panels beneath and is topped by an entablature framing a blind fan motif, all topped by a bracketed cornice projection. Flanking the entry are identical windows, with 6/6 wood sash with blind fans above and paneled spandrels below. Similar window treatments appear on both side elevations. On the upper story of the facade two wall dormers project from a wide architrave which rises from a band of dentils which creates a sill course. Both dormers feature partial pediments. Gabled wings extend from both side elevations, and an off-center stuccoed chimney straddles the ridgeline. A detached garage is located to the south of the house.

LOT: 247 Palmcroft

LOCATION: 1817 Palmcroft Way NE
DATE: Ca 1935

DESCRIPTION: This is a one-story, stuccoed Spanish Colonial Revival house typical of the Palmcroft subdivision. The facade consists of two low-pitched gables flanking a recessed entry. The dominant gable is on the east end, and on the facade features a pointed-arched, fix-sash window, a motif seen on only three houses in the Encanto-Palmcroft district.

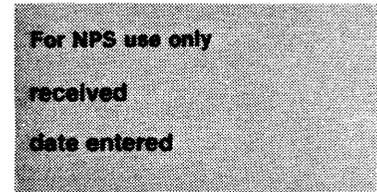
LOT: 248 Palmcroft

LOCATION: 1809 Palmcroft Way NE
DATE: Ca 1935

DESCRIPTION: This one-and-one-half story house expresses Period Revival elements through two steeply pitched gables, which dominate the facade. A gabled entry pavillion contains a Tudor arched doorway. The walls, partially of adobe construction, are sheathed with textured stucco.

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LOT: 7 Encanto

LOCATION: 706 West Palm Lane
HISTORIC NAME: C. G. Nuckles House
DATE: 1938

DESCRIPTION: This is a one-story Pueblo Revival house of brick and wood-frame construction sheathed in beige-painted stucco. It has a generally rectangular plan with flat parapeted roof and projecting vigas. The principal facade features a parapeted front porch onto which is grafted a curving staircase leading to a roof terrace. Two small clay posts painted dark red have been mortared to the parapet wall. The porch has three tapering openings leading to a covered veranda with wood-plank door and wood-sash casement windows. Other windows set in the exterior walls are also wood-sash casements. A garage is attached to the rear of the east facade, off 7th Avenue. The house is set on a well landscaped corner lot with a variety of shrubbery, small and large trees, and mature palms along the street. The house functions as a picturesque "gateway" to Palmcroft from the east.

SIGNIFICANCE: This handsome Pueblo Revival house was designed and built by the Lester Construction Company in 1938, based on a plan and sketch prepared by architect Orville A. Bell and published in Phoenix newspapers in 1936 as part of a publicity campaign by the federal Housing Administration. The house was characterized variously in the newspaper accounts as a "Mexican Farm-style house" and "Southwestern pueblo". Along with the altered "Indian House" at 2040 Encanto Drive SE, it is the most compelling example of Pueblo Revival design in Palmcroft and Encanto. The original owners were Mr. and Mrs. G. G. Nuckles.

LOT: 8 Encanto

LOCATION: 712 West Palm Lane
DATE: Ca 1933

DESCRIPTION: An example of the English Cottage/Period Revival residences common within the district, this one-and-one-half story house features steeply pitched, intersecting gable roofs with wood shingles and textured stucco walls. It is built with an L-plan, with an arched entry porch nestled into the east corner of the front gable. A polygonal bay window and gabled wing extend from the east wall.

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LOT: 10 Encanto

LOCATION: 720 West Palm Lane
HISTORIC NAME: William R. Bertram House
DATE: 1930

DESCRIPTION: This is a one-and-one-half story Period Revival house of brick and wood-frame construction sheathed in rough stucco of a soft grey-white hue, with basically an L-plan and interlocking, gently flaring gable roofs clad with wood shingles of a soft moss-green color. A one-story turreted bay projects from the front of the house, and a porch with flaring shed-roof and open Tudor arches is set in the L, Surmounted by a shed-roofed dormer with diamond-paned casements. There is a prominent Tudor arched window in the front wing with small wood-sashed panes and heavier bead-lathed mullions, the remaining windows being wood-sash casements grouped in bands. A very large chimney on the west wall of the front wing is covered with a thick mantle of ivy. The house is set in a midblock lot in a carefully maintained yard, with mature palms on the curbing.

SIGNIFICANCE: This picturesque example of a Period Revival house has elements of both English (as in the Tudor arch motif) and French (as in the turreted bay) medieval architecture. The attention to such details as the consistently flaring roofs and harmonious pastel coloring renders the house a visually pleasing object. The original owner was William R. Bertram, described as an employee of the Arizona Hardware & Supply Company in the City Directories of the early 30's, and subsequently as an electrician with the City of Phoenix.

LOT: 11 Encanto

LOCATION: 724 West Palm Lane
DATE: Ca 1935

DESCRIPTION: This is a modest single-story brick Pueblo Revival residence, built on an H-plan. Stylistically, it is characterized by a minimum of ornamentation and plain parapet roofline. The facade is enhanced by a rounded arch window framed with a soldier brick surround, and a round-headed entry containing paired glass doors. The entry opening is outlined by a brick archivolt molding, and flanked by two arched niches. All window openings have rusticated wooden lintels and contain original wood casement sash.

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LOT: 14 Encanto

LOCATION: 733 Encanto Drive SE
DATE: Ca 1933

DESCRIPTION: Typical of the Encanto-Palmcroft district, this Spanish Colonial Revival house is characterized by stucco walls and red-tile roofing. Plain window openings contain wood casement sash. A shed-roofed, partial veranda is supported on turned wooden posts with curvilinear corner brackets. It is one of three contiguous, similarly-scaled houses on Encanto Drive SE.

LOT: 15 Encanto

LOCATION: 727 Encanto Drive SE
DATE: Ca 1935

DESCRIPTION: Constructed of adobe and sheathed with smooth stucco, this is a Spanish Colonial Revival house of heavily scaled proportions. It is built with a U-shaped plan and, except for a central gabled entry wing with tile roofing, the main walls rise to plain parapets. The entry is recessed beneath a round-headed corner arch on the entry wing. A central window projection highlights the facade and is ornamented in wrought-iron grillwork. This is the center of a contiguous row of one-story Spanish Colonial Revival houses on Encanto Drive SE.

LOT: 16 Encanto

LOCATION: 721 Encanto Drive SE
DATE: Ca 1935

DESCRIPTION: The last in a row of three similarly scaled Spanish Colonial Revival houses on Encanto Drive SE, this house is characterized by white-painted brick construction, an irregular rectangular plan, wrought-iron grillwork and a red-tiled roof. The off-center entry is framed with a molded surround.

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LOT: 17 Encanto

LOCATION: 2022 Encanto Drive SE

DATE: Ca 1930

DESCRIPTION: This Spanish Colonial Revival house is constructed of brick sheathed in white-painted stucco, planned as a hollow square around an interior courtyard with fountain. Roofs are interlocking, red-tiled gables and hips. Windows are generally rectangular, wood-frame casements. The entry is through an arched opening with wrought-iron gates leading to the patio. Set in a receding corner lot with heavy vegetation, the house is difficult to see from the street.

SIGNIFICANCE: This Encanto house, secluded behind a screen of vegetation, is notable for its hollow plan with interior courtyard. One of the first houses to employ this plan was "Casa Blanca", built by Mr. and Mrs. Dwight B. Heard in 1902. It is an appropriate response to the Arizona climate, derived from houses of Andalucia in southern Spain. The house was built on speculation by a builder who went bankrupt, and was bought subsequently by Mrs. John Vivian, who kept the house as a rental property. The house has had a number of occupants over the years, and presently is occupied by its owner, a Phoenix attorney.

LOT: 18 Encanto

LOCATION: 2111 Encanto Drive SE

DATE: Ca 1935

DESCRIPTION: One of the few examples of Regency Revival architecture, this house features low hipped-roofed projecting wings extending forward from the steeply pitched tile roof of the main block. The wings have three-sided bay windows on the front elevation, and are joined by a low, brick garden wall which creates a small central courtyard. The massing of the hip roofs, overall scale and symmetry all evoke the Regency Revival.

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LOT: 19 Encanto

LOCATION: 2040 Encanto Drive SE

HISTORIC NAME: Encanto Model Home ("The Indian House")

DATE: Ca 1928

DESCRIPTION: This is a Pueblo Revival house with stepped linear plan, primarily one-story in height, constructed of brick, except for a wood-framed partial second-story, sheathed in stucco painted yellow-brown. In composition it is a horizontal series of cubical masses with rounded roof corners and rounded parapet walls enclosing terraces on portions of the uniformly flat roofs. Windows are rectangular wood-sash small-paned casements, most of which are covered by awnings supported by diagonal metal rods. Originally the house had rustic wood poles projecting at roof levels (called 'vigas') and wooden ladders on the exterior walls leading from level to level. Most of these have been removed. The house is set on a long narrow triangular lot, surrounded by dense foilage.

SIGNIFICANCE: This altered, but still impressive, example of Pueblo Revival house design was built as one of several model homes in Encanto, and was possibly the first house built in the subdivision. In its original state, with vigas and ladders of rustic wood, the house represented a serious impulse to evoke the native American architecture of the Southwest. The Pueblo Revival as a style was increasingly associated with Arizona and New Mexico in railroad and tourist advertising in the years during and after World War I. Joseph and Adelia Asch occupied the house, reputedly rent-free, while it functioned as a model home. It was bought in 1929 by Mrs. J. Faith King, listed as a music teacher in the city directories. It was popularly known as "The Indian House" among early residents of Encanto.

LOT: 20-21 Encanto

LOCATION: 2120 Encanto Drive SE

HISTORIC NAME: Nels P. Agren House

DATE: 1933-34, 1945, 1949

DESCRIPTION: This is a two-story brick house sheathed in white-painted stucco, with L-plan and interlocking low-pitched hip roofs of red tile. A large chimney projects from the end wall of the south wing. The principal elevation on the east projects slightly at the north end, flanking an elaborate entry with an arched, recessed vestibule surmounted by a semi-circular balcony with wrought-iron railing. The arched entry and balcony doors are framed in cast-concrete decoration of forceful design, including engaged columns, finials, pilasters and a broken pediment, derived from Italian or Spanish Renaissance motifs. An arched breezeway with wrought-iron gates pierces the north wall. Windows are rectangular, wood-sash casements with white-painted sash, except for a set of paired arched windows on the upper east wall framed with engaged columns. Windows on the upper level are joined by continuous string courses at the sill and cornice levels. Major alterations occurred in 1945, when the sleeping porch was converted to a bedroom, a two-car garage added to the west wing, and the garden wall built. In 1949, windows on the south chimney wall were closed, and a large screened porch added. The house is situated on a large, double-sized corner lot with a variety of trees and shrubbery.

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LOT: 20-21 Encanto (continued)

SIGNIFICANCE: Construction began on this large house in 1933. Reputedly, the client for whom it was being built went bankrupt, whereupon the designer and builder of the house, Nels P. Agren, took possession and lived there with his family. One of the largest houses in Encanto when completed in 1934 (with a floor area of over 4500 sq. ft.), and lavished with fine detailing and materials, it became a show-case of the contractor's work. The front entry, arched upper story windows, and string courses imitated the earlier Nathan Diamond house at 2220 North 9th Avenue. The interior features extensive use of oak and mahogany throughout, and two pre-cast concrete fireplace mantels. Nels Agren was born in Sweden in 1871, immigrated first to Canada in 1892 and then to California. He married Della Anderson of California and moved to Flagstaff in 1919, where he built that city's high school. The Agrens moved to Phoenix in 1920, whereupon Nels Agren acquired property and then designed and built a number of houses and apartments. The Agrens lived in their Encanto house until 1945, when it was sold to the Guy Stillman family, who made extensive alterations. In 1953, the house was bought by the Galbraith family, who owned it for fifteen years. The current owners are in the process of restoring the house.

LOT: 22-23 Encanto

LOCATION: 726 Encanto Drive SE
DATE: Ca 1940

DESCRIPTION: Although altered in appearance by asbestos shingles on the upper stones, this two-story, T-plan, brick and frame house displays the scale and massing of the Monterey Colonial Revival style. The house is distinguished by a second story, cantilevered porch with bracketed square posts and balustrade. Windows are set in architrave molded surrounds and have 6/1 sash. It has a low-pitched gable roof.

LOT: 24 Encanto

LOCATION: 736 Encanto Drive SE
DATE: Ca 1940

DESCRIPTION: This is a two-story, Regency Revival residence characterized by a steeply-pitched hip roof, symmetrically-placed gabled wall dormers, steel casement windows, and a slight facade overhang supported on exposed brackets. The first story is brick, the second story stucco. Extending to the east is a one-story brick breezeway with a corbelled eaveline leading to an attached garage.

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LOT: 26-27 Encanto

LOCATION: 745 West Monte Vista Road

HISTORIC NAME: Encanto Model Home/George T. Peter House

DATE: Ca 1928

DESCRIPTION: This is a two-story, brick and wood-frame house with L-plan and massive cylindrical entrance tower at the juncture of the two wings. The entry is framed in an elaborate, pink-painted, cast-stone, pilastered order surmounted by engaged urns and blind pilastered arch with coat-of-arms. The walls are clad in smooth, white-painted stucco. The gable roofs of the transverse wings and the low-pitched conical roof of the entry tower are red-tiled. Rectangular, wood-sash, casement windows are set regularly into the north wall, while the west wall has arched and rectangular casements below and a timber-framed projecting porch above with wood-sash double doors. An unusual swimming pool on the northwest side of the house has a rich array of inlaid polychrome glazed tile. The house is set on a prominent corner lot with a variety of mature trees and shrubs.

SIGNIFICANCE: This was one of four model homes built in Encanto, intended to set the tone for this neighborhood. George T. Peter, one of the developers, lived in the house, shortly after it was built, for several years in the 1930's. The house is visually important by virtue of its prominent site at the center of Encanto. The entry tower, an austere cylindrical mass with elaborate decoration around the door, is unusual. The swimming pool is remarkable in age and design, reputedly patterned after the pool at the Arizona Biltmore (though it has never held water, due to a leakage problem). The pool was installed by the Black family, who purchased the house from George Peter around 1933.

LOT: 30 Encanto

LOCATION: 2108 North 9th Avenue

DATE: Ca 1930

DESCRIPTION: A two-story, brick, Spanish Colonial Revival house sheathed in white stucco with red-tiled, gabled roofs and generally rectangular plan. A one-story, perpendicular wing, also gabled, projects forward from the left end of the two-story wing. Windows are both wood and industrial sash. The wooden front door is framed in polychrome glazed tile. The house is distinguished by projecting, upper-story balconies, with round-lathed posts and balustrades, covered by the slope of the main gable. Awnings supported by spear-like iron rods hang over several ground-floor windows. A white, stucco wall encloses a front entry court, and the house is set in a well landscaped-lot in Encanto. The offset north end of the house appears to be a later addition or garage conversion carefully designed to match the existing house.

SIGNIFICANCE: This is a good example of a Spanish Colonial Revival residence, designed to unite house and site. The upper-story, continuous gallery is well integrated into the over-all design. Constructed around 1930, the house's history has not been documented, though reputedly it was one of the earlier houses constructed in Encanto.

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LOT: 32-33 Encanto

LOCATION: 920 Encanto Drive SW
DATE: Ca 1935

DESCRIPTION: This is one of the numerous one-story, Spanish Colonial Revival houses of varying designs within the Encanto-Palmcroft district. Constructed of adobe sheathed with smooth stucco, the house has a generally U-shaped plan, red tile roofing, recessed entry with multi-panel wood door, and wood casement windows. A tapering exterior chimney and a window framed by blue ceramic tiles distinguish the facade. On the west end a curving garden wall extends to the corner property line and encloses a rear courtyard.

LOT: 35 (and part of 34) Encanto

LOCATION: 2119 Encanto Drive SW
HISTORIC NAME: J. R. Price House
DATE: Ca 1935

DESCRIPTION: This is a large, two-story, adobe brick, Spanish Colonial Revival house with rectangular plan and red-tiled gabled roof, from which projects a one-story, gabled west wing with adjoining shed-roofed, arcaded porch. An upper-level, segmentally arched, arcaded porch has bulbous, balustered railing running between square, stuccoed columns. Windows are generally rectangular with cast-stone surrounds. A window at the end of the west wing is leaded with medallions of colored glass at the joints. Ornamental wrought-iron grilles cover some windows. There is an arched, paneled front door, and a large chimney off the south wall of the main wing. A variety of flowering shrubs, fruit trees and other vegetation partially obscure the house from view, but add to its picturesque quality on a large corner lot in Encanto.

SIGNIFICANCE: The picturesque effects which could be achieved by a designer working within the Spanish Colonial Revival are evident in this large, yet informal, house. The generous use of arcades and porches integrates this structure with its site, allowing its occupants to enjoy the Phoenix climate in the midst of a lush garden. As such, it is one of the clearest statements in Encanto of the romantic impulse underlying the creation of the subdivision: flight to the country, away from the city. J. R. Price was the builder and original owner of the house, in 1935. The Prices were prominent Mormons in Phoenix.

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LOT: 36 Encanto

LOCATION: 2118 Encanto Drive SW
DATE: Ca 1935

DESCRIPTION: This is an irregular shaped, one-story, Spanish Colonial Revival residence constructed of adobe and sheathed with smooth, white stucco. Windows have casement sash in deep reveals. Entry is set into an angled wall, off-center on the facade. The dominant facade element is a large, stilted-arch, plate-glass window, flanked by two narrow, casement windows, highlighted by wrought-iron grillwork. The roof has red-tile sheathing.

LOT: 37 Encanto

LOCATION: 2108 Encanto Drive SW
DATE: Ca 1940

DESCRIPTION: This is a two-story, L-plan, Regency Revival house characterized by brick construction, a stringcourse below the second story windows (which visually exaggerates the actual height of the first story), large, segmental, 6/6 sash windows on the first story flanked by full-length, louvered shutters, and a plain entry with a wooden door. It has a shallow-pitched, hip roof.

LOT: 39 Encanto

LOCATION: 919 Encanto Drive SW
DATE: Ca 1935

DESCRIPTION: An irregularly massed, one and two-story, residence, this house is characterized by low-pitched, red-tiled, hip roofs with exposed rafters at the eaveline, stucco exterior, and steel casement windows flanked by louvered blinds. The facade is highlighted by a broad, off-center entry framed by a heavily-scaled, molded surround, and a multi-panel wood door. A stylized, cruciform, stairwell window, also with a molded surround, is centered above the entry.

LOT: 40 Encanto

LOCATION: 917 Encanto Drive SW
DATE: Ca 1936

DESCRIPTION: This is a two-story, Monterey Colonial Revival house built on an L-shaped plan with a brick first story and wood frame on portions of the second story. The house features a cantilevered, second story porch.

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LOT: 41 Encanto

LOCATION: 907 Encanto Drive SW
DATE: Ca 1940

DESCRIPTION: This is a one-story, Regency Revival, brick house characterized by shallow-pitched, hip roofs and symmetrical design. The main facade element is a three-bay entry projection, with the entry and two full-height windows topped by segmental arches.

LOT: 43 Encanto

LOCATION: 902 West Palm Lane
HISTORIC NAME: O. Glenn Stapley House
DATE: Ca 1931

DESCRIPTION: This is a Spanish Colonial Revival house of brick and wood-frame construction, sheathed in white-painted stucco, with hip and gable, red-tiled roofs. The house has an 'L' configuration, consisting of a two-story, staggered, central wing with interlocking hip roofs and one-story, gabled, subsidiary wings extending to the east and north. A chimney is on the end wall of the east wing. Windows are rectangular, wood-frame casements, some with rounded cloth awnings. An arcaded, recessed entry porch is located in the two-story wing. The house is set on a large, curving, corner lot with well-landscaped grounds and mature palms in the tree lawn.

SIGNIFICANCE: Attractively sited on a prominent corner lot, this residence was designed by the Phoenix Architectural firm of Fitzhugh and Byron and built by the original owner, O. Glen Stapley, in 1931. The Stapley's were a prominent Mormon family, who owned a hardware and farm equipment business. The house is quite similar in design to the later C. C. Cooper house at 2237 Encanto Drive NE, by architect Orville Bell.

LOT: 44 Encanto

LOCATION: 910 West Palm Lane
DATE: Ca 1935

DESCRIPTION: This is a modest, Spanish Colonial Revival house characterized by a shallow-pitched, gable roof with red tile, smooth, stucco walls and wrought-iron grillwork. The entry is located on the side of a projecting wing and is sheltered by a shed-roof entry porch, ornamented with an ironwork screen.

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LOT: 45 Encanto

LOCATION: 914 West Palm Lane
DATE: Ca 1935

DESCRIPTION: This is a one-story, T-plan, stuccoed, Spanish Colonial Revival house with a characteristic red-tile roof. A round-headed window opening, arched entry, enclosed front courtyard and ornamental use of colored, ceramic tile typify this style in the Encanto-Palmcroft district.

LOT: 46 Encanto

LOCATION: 922 West Palm Lane
DATE: Ca 1935

DESCRIPTION: This is a modest, one-story, stuccoed, Spanish Colonial Revival house typical of the adjacent neighborhood. It is characterized by a red-tile roof, wood casement windows, and a shed-roofed entry veranda.

LOT: 47 Encanto

LOCATION: 928 West Palm Lane
DATE: Ca 1935

DESCRIPTION: This is a modest, Spanish Colonial Revival residence dominated by an entry veranda featuring heavily-scaled piers, stucco walls, and red-tile roofing. It visually and stylistically correlates with similar, adjacent residences in the streetscape.

LOT: 49 Encanto

LOCATION: 940 West Palm Lane
DATE: Ca 1935

DESCRIPTION: This is a modest Spanish Colonial Revival, brick residence highlighted primarily by its red-tile roof. It visually correlates with similar houses of Spanish Colonial derivation in the adjacent streetscape.

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LOT: 50 Encanto

LOCATION: 946 West Palm Lane
DATE: Ca 1935

DESCRIPTION: This house is a modest example of the Monterey Colonial Revival style, featuring a recessed entry veranda sheltering a wood door with an oval glass window (a typical early 20th Century, Neo-Classical style element). The house has a T-plan, is built of adobe sheathed with stucco, and has a wood shingle roof.

LOT: 55 Encanto

LOCATION: 2045 North 11th Avenue
DATE: Ca 1935

DESCRIPTION: Typical of the modest Spanish Colonial Revival houses within the Encanto-Palmcroft neighborhood, this house features a red-tile roof, wrought-iron grillwork and wood casement windows in plain openings. It is constructed of white painted brick and has an L-shaped plan with a long ell on the northeast corner.

LOT: 56 Encanto

LOCATION: 1025 West Monte Vista
DATE: Ca 1938

DESCRIPTION: A projecting entry pavillion, framing a recessed, off-central entry, distinguishes this Spanish Colonial Revival house. The entry features applied ceramic tile framing the opening. The house is white-painted brick, and has a red-tile roof. A picture window on the west side of the facade is topped by a molded lintel.

LOT: 155 Encanto

LOCATION: 2201 North 11th Avenue.
DATE: Ca 1932

DESCRIPTION: This is a Spanish Colonial Revival residence with a more rustic, rural character than other contemporary examples within the Encanto-Palmcroft district. Walls are of textured stucco, and there is a shallow, gable roof of red tile. The house features a shed-roof veranda supported on square wood posts with wooden corner brackets.

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LOT: 156 Encanto

LOCATION: 2207 North 11th Avenue
DATE: Ca 1930

DESCRIPTION: This is a one-story, Spanish Colonial Revival house with a staggered, rectangular plan, white stuccoed walls, red-tile roofing, and an arched entryway and arched porte-cochere on the north side elevation.

LOT: 158 Encanto

LOCATION: 1021 West Encanto Boulevard
HISTORIC NAME: Dr. Ernest M. Pafford House
DATE: Ca 1939-40

DESCRIPTION: This is a two-story, Monterey Colonial Revival house with an L-plan and red-tiled, gable roofs. It is constructed of white-painted concrete block with bleeding mortar, and is partially wood-framed with a cladding of white-painted, vertical board and batten on the second level. The principal facade is a generally symmetrical composition with a simply framed, central entry flanked by rectangular, small-paned, casement windows surmounted by a full cantilevered porch with timber posts and railing covered by the main gable roof. Paired double doors open onto the porch. All major windows and double doors have blue-painted shutters. A small one story, gabled wing extends to the east at the front of the house with a chimney on the end wall. The two-story, rear wing contains a screened, sleeping porch at the upper level, which connects with a gable-roofed garage. The house is located on a prominent, well-landscaped, corner lot with mature trees.

SIGNIFICANCE: This is one of the best examples of a Monterey Colonial Revival house in the Encanto-Palmcroft neighborhood, distinguished by a straightforward use of materials, a simplicity of detailing, and a general clarity of design. It was built in 1939-40 by contractor Robert Moore and designed by the architectural firm of Eckman & Gilmore. The original owner, Dr. Ernest M. Pafford, A retired Phoenix dentist, still resides in the house.

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LOT: 159 Encanto

LOCATION: 1015 West Encanto Boulevard
HISTORIC NAME: O. D. Miller House
COMMON NAME: "The Stone Castle"
DATE: Ca 1935-36

DESCRIPTION: This is a large, two-story, tufa stone house of generally rectangular plan with wood shake, gable roofs. The principal facade consists of an entry vestibule flanked by a slightly projecting, gabled, rectangular bay to the east, containing a tripartite window panel with leaded coat-of-arms surmounted by an oriel window. Wall dormers pierce the eave line above and to the left of the entry, and there is another tripartite window panel flanking the entry to the west. All windows are rectangular, wood-sash casements and are, along with the entry, framed in cast-stone surrounds of a lighter color than the walls. A one-story, gabled wing extends to the west at the front of the house. A low, stone wall, with coping, extends farther to the west, terminating at urn-topped pedestals flanking a cobblestone driveway leading to a flat-roofed, tufa stone garage. The interior is notable for its exposed, smooth, tufa stone walls, its extensive wood paneling, and a remarkable 'rathskeller' at the basement level with rustic wood detailing. The house is immaculately maintained and set on a manicured lot with topiary and mature trees. Extensive ivy obscures much of the front of the house.

SIGNIFICANCE: Perhaps the most imposing residence in the survey area - by virtue of its robust design, stone walls, and prominent location across from Encanto Park, this beautifully crafted building is a picturesque composition with subtle references to the traditional English country house. It was designed by Orville Bell and constructed by L. C. Rogers, beginning in the summer of 1935. The cost of construction may have gone as high as \$30,000, an enormous sum in that day. Reputedly, the stonemason went broke in the course of construction. The original owner was Olnton D. Miller, a leading Phoenician and Salt River Valley rancher, who was an expert in agricultural matters. Born in Illinois in 1896, he studied agriculture at Ruskin college, a Florida school founded by his father. Early in his career, he worked for the U.S. Department of Agriculture and was assigned to the Phoenix office in the 1920's. In 1929 he co-authored the Arizona Standardization Act, which legalized standards and grades for agricultural products in the state. O. D. Miller became a large-scale produce grower and shipper in Arizona and was part owner of the Miller-Johns Co., a produce shipping firm with headquarters in Phoenix and branches in California. At one time, he was president of the Western Growers Association, served as a State Senator, and was a gubernatorial candidate in 1956. He also was on the Board of Regents of Arizona State University for eight years. Reputedly, Anna Roosevelt lived in the house for a short while after the Millers, when she and her husband came to Phoenix to found a newspaper. The Ray Corte family, of Corte Chevrolet, then owned the house for many years. The present owners have restored much of the house.

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LOT: 160 Encanto

LOCATION: 1001 West Encanto Boulevard
HISTORIC NAME: Harold Diamond House
DATE: Ca 1937

DESCRIPTION: This is a two-story, Regency Revival house of rectangular plan with off-set garage and projecting, one-story, front wing. Constructed of brick on the first floor and wood frame sheathed in stucco on the second, the central mass and subsidiary wings have hip roofs clad in composition material. The main portion of the house is a symmetrical composition with the following features: A central entrance with wrought-iron railing framed in a pilaster order surmounted by a broken pediment with urn; regularly spaced wall dormers with small-paned casement windows, ornate surrounds, and pediments; and a massive chimney flanked by identical wall dormers on the east elevation. The projecting front wing features a three-sided, bay window with large, diamond-paned, leaded-glass windows. There are shutters on some ground floor windows. The house originally was painted white.

SIGNIFICANCE: This formal house was built in 1937 for the Harold Diamond family. Orville Bell, architect of a number of houses in the neighborhood, was the designer. Harold N. Diamond was the son of Nathan Diamond, whose house was built at 2220 North Ninth Avenue seven years prior. Harold was secretary and treasurer of The Boston Store (later known as Diamond's) in the 1930's, and eventually became the owner. This house remained in the family's ownership for several years following Harold Diamond's death in 1973. An unusually formal residence for the Encanto-Palmcroft neighborhood, it was referred to as a "back East - type house" in a 1956 issue of Arizona Days and Ways Magazine.

LOT: 161 Encanto

LOCATION: 2210 Encanto Drive NW
HISTORIC NAME: B. H. Alexander House
DATE: Ca 1948; 1956

DESCRIPTION: This is a one-story, adobe-brick house of generally rectangular plan clad in white-painted stucco. Stylistically, it is an amalgam of the Spanish Colonial Revival and the Moderne. In composition, two flat-roofed, cubical masses of different scale flank a recessed entry porch with red-tiled, shed roof supported by square, stucco-clad posts. A small, flat-roofed room, added in 1956, extends to the south. A three-sided, bay window with plate-glass lights is adjacent to the entrance on the porch, the latter framed in glazed, blue and yellow tile. Large windows in the end masses have bold, stucco surrounds and canopy-like window-hoods with similar, glazed-tile bands. A low, white, stuccoed wall with coping encloses a small, rectangular entry patio. A full, shed-roofed gallery extends along the back of the house. The house sits close to the street in a yard which appears to be newly landscaped.

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LOT: 161 Encanto (continued)

SIGNIFICANCE. This postwar house, constructed in 1948, reveals the intention of its designer to be both modern and traditional. The materials - such as adobe, stucco, and red tile - allude to the historic architecture of the region, while the composition and massing are, in part, rather abstract. The original owner and builder of the house was B. H. Alexander.

LOT: 162 Encanto

LOCATION: 2202 Encanto Drive NW
DATE: Ca 1930

DESCRIPTION: A Spanish Colonial Revival house of wood-frame and brick construction, consisting of a two-story, gabled wing on end to the street and a one-story, gabled wing parallel to the street, giving an overall 'L' configuration. Walls are clad in white-painted stucco; roofs are of red tile. Windows are variously rectangular and arched, with white-painted, wood-sashed casements. A small, timber-framed balcony projects over the arched entry at the juncture of the two wings. Chimneys are set in both wings. The house is sited on a corner lot with a mature tree and a variety of shrubs. A brown, brick wall of recent construction extends to the south and west, enclosing the rear yard.

SIGNIFICANCE: This is a representative Spanish Colonial Revival/Mediterranean house on a prominent corner lot in Encanto. An early owner of the house, and perhaps its first occupant, was Edward R. Spear. Spear owned a Dodge dealership in Phoenix for 28 years and was prominent in the Republican party.

LOT: 163-164 Encanto

LOCATION: 920 West Monte Vista Road
HISTORIC NAME: Herbert Stein House
DATE: Ca 1933; 1937

DESCRIPTION: This is a large, two-story, concrete-block, Spanish Colonial Revival house, generally rectangular in plan, with white-painted stucco-clad walls, red-tiled hip roof, and end chimney. The formal entrance is recessed and framed by a pilaster order. An extremely rich, decorative, wrought-iron balcony on wrought-iron brackets projects from a portion of the upper level of the principal facade. Rectangular wood-sash, casement windows (floor length on the ground level) and double doors on the upper porch, are flanked by green-painted shutters. A stuccoed, garden wall extends out from the east by green-painted shutters. A stuccoed, garden wall extends out from the east and north facades to enclose a large backyard and connect with a garage on the alley. The house is conspicuous on a large corner lot, with well-manicured garden of flowering shrubs, olive trees, palms and eucalyptus.

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LOT: 163-164 Encanto (continued)

SIGNIFICANCE: This prominent house was built in 1933 for Herbert Stein, President and general manager of the Capital Fuel & Feed Company. The extremely fine porch, with its wrought-iron filigree in floral and vinelike patterns, came from an 18th Century house in Richmond, Virginia (though it is 19th Century ironwork). It was purchased by Mrs. Stein on a trip to the South and installed in 1937. The garden wall was built in that year as well.

LOT: 166 Encanto

LOCATION: 915 West Encanto Boulevard
HISTORIC NAME: Dr. Thomas W. Woodman House
DATE: Ca 1932

DESCRIPTION: This is a concrete, brick and wood-frame house sheathed in white-painted stucco with red-tile roofs. From a two-story, main wing with stepped plan and interlocking, hip roofs extends a one-story, gabled wing to the west, containing a recessed entry, with chimney on the end wall. Windows are uniformly rectangular, double casements of industrial sash. A flaring, corbelled balcony with wrought-iron railing is set beneath the upper story window of the front wall of the main wing. There is a basement, unusual for Phoenix. The interior is trimmed with Philippine mahogany throughout. The house is set on a conspicuous, corner lot on Encanto Boulevard, across from Encanto Park, and is part of a row of fine houses from the 1930's which display different modes of Period Revival design. Landscaping is lush, including a large lawn, hedges, and mature palms.

SIGNIFICANCE: This is a typical example of the Spanish Colonial Revival, designed by the Phoenix firm of Wallingford and Bell and constructed in 1932. The house was built for Dr. and Mrs. Thomas W. Woodman, who lived there until 1940. Dr. Woodman was born in Bisbee in 1902, and moved to Phoenix with his family in 1911. He attended the University of Chicago and Rush Medical College, also in Chicago. Dr. Woodman served in both World Wars, emerging from the latter with the rank of Colonel and a Bronze Star. He was well respected as a surgeon and was a member of the medical staffs of most of the Phoenix hospitals. He and his wife were ardent golfers and the house was, appropriately, sited across from the Encanto golf links (incorporated into the Encanto Park golf course after 1934).

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LOT: 168 (and part of 167) Encanto

LOCATION: 2220 North 9th Avenue

HISTORIC NAME: Nathan Diamond House

DATE: Ca 1930

DESCRIPTION: This is a large, two-story, Mediterranean-style house, constructed of brick on the ground level and wood-framed above, sheathed overall in white-painted stucco. Planned generally in an 'L' configuration, the main rectangular wing is parallel to the street and a stepped, transverse wing extends towards the rear of the lot, with interlocking, low-pitched, red-tiled roofs. The picturesque composition of the principal facade features a slightly projecting bay at the south end and receding bay at the north end, with a battered chimney at the juncture. An arcaded entrance vestibule near the south end is framed in an engaged, corbelled order with decorative spandrels, urns, and a round balcony beneath a banded, second level, stained-glass window. Windows are rectangular with small-paned casements, flanked by paneled shutters on the ground level and grouped variously on the second level in a simple pier order and a fan-lit arcade, tied together with continuous string courses at the sill and cornice levels. A wall with arched opening and ornamental, wrought-iron gates projects off the north end. A garage is attached to the rear wing, accessible from the alley. The house is set in a large lot with a variety of trees and shrubs.

SIGNIFICANCE: This large and elegantly detailed house was built for Nathan Diamond in 1930 at a cost of \$17,000, by William G. Elder, a prolific contractor of the time. Nathan Diamond was born in 1867, in Poland, and came to the United States at age 16 with his brother Isaac. In 1891, the two brothers founded a general merchandising store in El Paso. Six years later they established a similar store in Phoenix, intended originally to be a branch of the former, but which grew so fast that it consolidated the El Paso business. Named The Boston Store, it became one of the leading department stores in Phoenix and Arizona; its name was eventually changed to Diamond's. (Nathan Diamond's son, Harold, who eventually became the owner of the business, had a house built for himself in 1937 at 1001 Encanto Boulevard.) The imposing nature of this Encanto mansion is attenuated somewhat by the picturesque treatment of the front facade and the informal distribution of lush landscaping.

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LOT: 169 Encanto

LOCATION: 2210 North 9th Avenue

HISTORIC NAME: Dr. Stillman D. Little House

DATE: Ca 1940; 1955; 1963

DESCRIPTION: This is a large, two-story, Colonial Revival house based on the design of Mount Vernon. Of wood-framed construction, with generally rectangular plan and gable roof, the front wall is covered with a white-painted, brick veneer and the side walls with white-painted clapboard. The most striking feature is the two-story, full front porch with four square columns supporting a shed roof. A central entry, with sidelights and transom, is surmounted by a broken pediment and framed by pilasters. Two pairs of double doors flank the entry, and small rectangular windows are tucked under the porch ceiling, all with dark-painted shutters. The front corners of the house are quoined. A one-story gabled wing extends to the south, and a two-story clapboard addition projects from the rear. The house is sited on a well-landscaped lot with mature, deciduous trees.

SIGNIFICANCE: This is a late, but impressive, example of an early American Colonial Revival house, a mode rarely employed in Palmyra or Encanto. It is modeled after Mt. Vernon, a prototype which enjoyed widespread popularity in American residential design in the 1930's. The house was built by George W. Hoggan in 1940 for Dr. Stillman D. Little. A native of Maine, Dr. Little was a graduate of Bowdoin Medical in 1903, did postgraduate studies at Harvard, and moved to Phoenix in 1912. A physician and surgeon, he practiced until 1946, when he was forced to retire due to ill health. He died in 1957, by which time the house had changed ownership.

LOT: 171 Encanto

LOCATION: 742 West Monte Vista Road

DATE: Ca 1930

DESCRIPTION: This is a Spanish Colonial Revival house of brick construction sheathed in beige-painted stucco with red-tiled roofs. In composition, it consists of a two-story, hipped, principal wing connected at a shallow angle to a tall, one-story, gabled, living room wing, in response to the curving corner site. A slightly recessed entry at the west end of the principal wing is framed in banding of decorative, glazed tile and is surmounted by a quatrefoil, stained-glass window. A small, wrought iron balcony above and to the right of the entry is accessible from double doors. Most windows are small-paned, wood-sash casements, some with shutters. A broad stuccoed chimney is flush with the south wall of this wing. The interior includes hand-painted beams in the living room, reputedly by the same artist who worked on the Wrigley mansion in Phoenix. The house is situated on a large corner lot in a manicured yard with a variety of trees.

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LOT: 171 Encanto (continued)

SIGNIFICANCE: This stately house is one of the most prominent in Encanto, due to its size, central location, design and landscaping. Reputedly, the house was built by William G. Elder, who went bankrupt in the process. It was bought by Tucker L. Pinney in 1931, co-owner of Pinney & Robinson Sporting Goods, sold to the Charles Straus family in 1940, and has had several owners since.

LOT: 172 Encanto

LOCATION: 2007 North 9th Avenue
DATE: Ca 1932

DESCRIPTION: This is a large, two-story, Regency Revival house constructed primarily of brick with a stuccoed facade overhang visually supported by exposed, projecting beams on the southern portion of the facade. The overhang features two segmental arched wall dormers. The main body of the house has a moderately-pitched hip roof; a hipped gable on the southern section intersects the main hip roof.

LOT: 175 Encanto

LOCATION: 2233 North 9th Avenue
HISTORIC NAME: John R. Norton, Jr. House
DATE: Ca 1935-36; 1940

DESCRIPTION: This is a two-story, Monterey Colonial Revival house with white-painted brick walls, board and batten siding at the upper level porch, and green shutters framing rectangular casement windows. It has a rectangular plan with a gable-roofed main wing and low-pitched hip-roofed cross bay. The gable overhangs timber-framed, upper level porches at the front and rear, with a saddlebag balcony on the south wall. A pilaster order frames the front entrance. The house is set on a prominent corner lot in Encanto, with topiaried shrubs and short palms at the street. A one-story gabled addition built several years after initial construction extends north from the main house.

SIGNIFICANCE: This is a good example of the Monterey Colonial Revival, a style patterned after a building type which developed in the presidio town of Monterrey, California, in the early 19th Century. Essentially, this style represents a fusion of Spanish Colonial and American building forms. The house was built for John R. Norton, Jr., in 1935-36, at a cost of \$11,000. The builder was H. R. Meadows. Norton was involved in ranching and farming.

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LOT: 177 Encanto

LOCATION: 2224 Encanto Drive NE
HISTORIC NAME: W. Claude Quebedeaux House
DATE: Ca 1932

DESCRIPTION: This is a two-story, Mediterranean style house of brick construction, in plan an 'L' with red-tiled hip roofs. The principal facade is characterized by a central framed entrance with denticulated cornice surmounted by a stained-glass window added by the current owners. A balcony at the upper level of the north end of the facade has an unusual design, consisting of a cantilevered marquee, the underside of which is a series of barrel vaults, and surmounted by a simple wrought-iron railing; access is through wood-sash double doors. A slightly projecting bay at the south end contains wood-sash, small-paned, casement windows. Other windows are hidden behind shrubbery. A detached garage is to the rear. The house is nestled in abundant foliage with a large front lawn.

SIGNIFICANCE: A dignified, Mediterranean style house complemented by sensitive landscaping, this residence was built in 1932 from the design of Phoenix architect H. H. Green. The original owner of the house was W. Claude Quebedeaux, who, from 1930 to 1957, owned one of the largest Chevrolet dealerships in the Southwest. His early career involved electrical engineering. A 1913 graduate of the University of Texas, he moved to Winslow, Arizona, in 1922, where he built and operated the town's first diesel-powered electrical plant. In 1926, he moved to New Mexico, where he built plants in Albuquerque and Taos, and four years later moved to Phoenix and established his new business. W. Claude Quebedeaux died in 1978, having moved from Encanto years earlier.

LOT: 178 Encanto

LOCATION: 2218 Encanto Drive NE
HISTORIC NAME: Dr. Alfred C. Kingsley House
DATE: Ca 1932

DESCRIPTION: This is a Spanish Colonial Revival house sheathed in white-painted stucco with red-tiled roofs, consisting of a two-story, rectangular, hip-roofed, dining-and-bedroom wing and adjoining one-story, rectangular, gable-roofed, living room wing. The house is constructed of adobe bricks made from dirt excavated on the site for the house's basement. A simple entry is set at the juncture of the two wings, covered by a small red-tiled shed roof. Windows are rectangular wood-sash small paned casements. A pair of double doors and wrought-iron balcony are at the upper level of the front wall of the two-story wing, and a covered veranda, or sleeping porch, is at the upper level of the southwest corner of this wing. A battered chimney projects from the south wall of the one-story wing. A walled patio fills the 'L' between the two wings at the rear. The house is set on a well-landscaped lot.

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LOT: 178 Encanto (continued)

SIGNIFICANCE: This straightforward Spanish Colonial Revival house was built in 1932 by contractor Bryant W. Stone. The plans were ordered from a pattern book entitled Homes of the Spanish Type, produced by the Common Brick Manufacturers' Association of America, of Cleveland, Ohio. The model chosen (Plan No. 724) was named, appropriately enough, the "Casa de Encanto". The house was built for Dr. Alfred Cosgrove Kingsley and his wife Martha. Dr. Kingsley was a physician and psychiatrist who served as Superintendent of the Arizona State Hospital for the Insane during the teens, and subsequently maintained a private practice in Phoenix until his retirement in 1949. Kingsley was born and educated in New York. He came to Arizona in 1905, setting up a general practice in Nogales before moving to Phoenix in 1912. The Kingsleys' daughter continued to live in the house until her death in 1977.

LOT: 183 Encanto

LOCATION: 2237 Encanto Drive NE
HISTORIC NAME: C. C. Cooper Winter Residence/House
DATE: Ca 1936-37

DESCRIPTION: This is a Spanish Colonial Revival House constructed of adobe brick and sheathed in white-painted stucco with red-tiled roofs. Generally rectangular in plan, the house consists of a two-story, staggered wing with interlocking hip roofs and a one-story, gabled wing extending to the south, with chimneys in both wings. Windows are rectangular wood-sash casements, many with awnings supported by diagonal iron rods. A stucco-sheathed adobe wall extends around the rear yard, pierced by a driveway along Encanto Boulevard. The house is set on a large corner lot on well-landscaped grounds.

SIGNIFICANCE: This rambling house was completed in early 1937, at a cost, as reported in newspaper accounts, of \$25,000. It is one of several houses in Encanto and Palmcroft constructed of adobe. The architect was Orville A. Bell, designer of a number of houses in the neighborhood. An impressive residence, it was built for Curtis C. Cooper, originally as a winter residence which became, presumably, his year-round home. He lived in Bronxville, New York, when the house was built, and was at one time vice-president of the General Motors Acceptance Corporation. Cooper was an amateur artist, and the house's original design included a studio.

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LOT: 190 Encanto

LOCATION: 702 West Monte Vista Road
HISTORIC NAME: Arthur C. Rogers House
DATE: Ca 1933

DESCRIPTION: This is a brick house sheathed in white-painted stucco, of rectangular plan with attached rear garage. In composition, it is a crisply delineated hierarchy of sharp-edged cubical masses rising from a ground level base to an intermediary terrace and a partial second story. The front facade, although facing 7th Avenue, is linked to Monte Vista Road with a walkway, and has a recessed entry porch with precise rectangular openings. Windows are obscured by vegetation, but appear to be casements. A chimney is set in the center of the east wall of the partial second story. The house is set on the northwest corner of 7th and Monte Vista, and acts as a 'gateway' to Encanto from the east.

SIGNIFICANCE: This house was built for Arthur C. Rogers, an accountant, who co-established one of the first CPA firms in Phoenix - Rogers & Daily. The house is striking in its bold play of white-painted geometric forms. Vaguely Pueblo Revival in appearance, it has certain affinities with early European Modernism - known as the 'International Style' today - and recalls the important residential work of Irving Gill in San Diego prior to World War I.

LOT: 201 West Encanto Ammended

LOCATION: 2050 North 11th Avenue
HISTORIC NAME: Dr. John C. Austin House
DATE: Ca 1933-34

DESCRIPTION: This is a one and two-story, brick, Mediterranean-style house painted white with yellow trim. In plan it is a 'T', consisting of a tall, one-story, gabled living room to the north joined to a hipped, two-story, main wing with slightly off-set, two-story entry and stairwell wing. All roofs are red-tiled. The entry door is set flush into the north wall, with wrought-iron porch. Most windows are rectangular, industrial sash casements. Most windows have operable shutters. Shuttered double doors opening onto a wrought-iron balcony are at the upper level of the east wall. The house is notable for its elaborate brickwork, including simulated quoining at the corners, denticulated belt course at the cornice, and projecting frames, sills, and cornices around windows. An original brick fence extends from the north wing west to an original garage, each displaying identical quoining. The house is set on a manicured corner lot surrounded by mature palms.

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LOT: 201 West Encanto Amended (continued)

SIGNIFICANCE: An extremely prominent house by virtue of its size and location on a conspicuous corner lot, this residence has a distinct Mediterranean appearance, due primarily to the classicist brick detailing and formal massing. It was built in 1933-34 by George W. Hoggan for Dr. and Mrs. John C. Austin. This was one of the few houses constructed in West Encanto between its dedication in March, 1932, and its resubdivision in November, 1934, when a portion of the tract was sold to the City of Phoenix for development as Encanto Park. Dr. Austin was a well-known Phoenix dentist, born and educated in Indiana, who came to Phoenix in 1925. He was twice president of the Maricopa Dental Society and a pioneer in the use of general anaesthesia. He started the first children's free dental clinic in Phoenix. The house remains in the Austin family.

LOT: 204 West Encanto Amended

LOCATION: 2032 North 11th Avenue

DATE: Ca 1935

DESCRIPTION: One of the finer examples of the Period Revival style in the Encanto-Palmcroft district, this one-and-one-half story, brick house features two intersecting, steeply-pitched, jerkinhead roofs (giving a suggestion of the English Cottage style). An extension of the eaveline of the main, front gable contains a decorative arched opening. Two main window groupings on the facade have steel casement sash. Two tiled, rectangular panels highlight the wall below the window on the projecting frontispiece.

LOT: 208 West Encanto Amended

LOCATION: 1102 West Palm Lane

DATE: Ca 1932

DESCRIPTION: Located on a corner lot, this house is a uniquely designed, Spanish Colonial Revival house of irregular plan, topped by a series of gable and hip roofs sheathed with red tile. Its primary feature is a full-height, lancet window, a motif seen on only three houses within the Encanto-Palmcroft district.

LOT: 209 West Encanto Amended

LOCATION: 1106 West Palm Lane

DATE: Ca 1932

DESCRIPTION: Stylistically correlated with the other modest, Spanish Colonial Revival houses within the Encanto-Palmcroft district, this house features a red-tile roof, and one of the three lancet arch windows, located beneath a recessed entry porch, within the district.

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LOT: 215 West Encanto Amended

LOCATION: 1130 West Palm Lane
DATE: Ca 1938

DESCRIPTION: Stylistically correlated to other houses within the Encanto-Palmcroft district, this house typifies the modest, Spanish Colonial Revival residences characterized by white brick walls and shallow-pitched roofs sheathed with red tile. It also has a shed-roof entry porch supported on wood posts, and a pergola of similar design serving as a carport.

LOT: 216 West Encanto Amended

LOCATION: 1134 West Palm Lane
DATE: Ca 1932

DESCRIPTION: Featuring a recessed entry framed by red, ceramic tiles, this is a one-story, Spanish Colonial inspired house of adobe construction with stucco sheathing. The facade is partially obscured by vines and landscaping, and a stuccoed, garden wall encloses a front courtyard.

LOT: 264 West Encanto Amended

LOCATION: 1326 West Palm Lane
DATE: Ca 1938

DESCRIPTION: This one-story, brick house is a modest, Spanish Colonial Revival dwelling, stylistically correlated to other modest examples of the style within the Encanto-Palmcroft district. Its primary features include a red-tile roof, and an arched entry porch incorporating wrought-iron grillwork. In context, it is one of the few houses on Palm Lane to convey the historicist, architectural references found throughout other sections of the district.

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LOT: 329 West Encanto Amended

LOCATION: 1011 West Encanto Boulevard
HISTORIC NAME: William P. Voita Sr. House
DATE: Ca 1937

DESCRIPTION: This is a two-story house constructed of white-painted brick at ground level, with wood-frame sheathed in white-painted, original, asbestos siding above, separated by a brick dentil string-course at the second story sill level. The two-story, hip-roofed, main mass of the house has a rectangular plan and symmetrical composition, with elements of both the Georgian and Regency Revival. A simply framed, central entry with metal canopy, surmounted by an octagonal window, is flanked by pairs of rectangular industrial sash casement windows with dark-green painted shutters. White-painted brick chimneys at the center of each end wall are flanked by identical windows and shutters. A small, one-story, gabled wing extends to the rear, terminating at a hip-roofed garage with cupola. The house is located on a prominent corner lot with mature trees, across from Encanto Park.

SIGNIFICANCE: This is a good example of a Period Revival house based on English and American colonial architecture of the 18th and early 19th Centuries. It bears interesting comparison with the similar Harold Diamond house at 1001 Encanto Boulevard. Built by contractor William J. Bezy in 1937, at a cost of \$12,000, the original owner was the William P. Voita, Sr. family. Voita, one of the original homesteaders of the Salt River Project, attended the dedication of Roosevelt Dam as well as the fiftieth anniversary of its completion. A native of St. Louis, Missouri, he moved to Phoenix in 1908, where he was the audit and credit manager for the Tovrea Packing Co. (now the Cudahy Packing Co.) from 1920 until his retirement in 1946. He also organized and was the first president of the Arizona Wholesaler Credit Association. After his retirement, he co-developed the first veterans' housing subdivision in the Sunnyslope area.

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ENCANTO PARK

LOCATION: 2700 North 15th Avenue (Park Headquarters)

HISTORIC NAME: Encanto Park

DATE: Ca 1934-38; 1982

DESCRIPTION: Encanto Park is situated on 222 acres bound approximately by 19th Avenue on the west, Thomas Road on the north, 8th Avenue on the east, and Encanto Boulevard on the south. The Encanto-Palmcroft Historic District includes only the historic heart of the park, a 100.84 acre expanse east of 15th Avenue and north of Encanto Boulevard, consisting of a lagoon system, parkland picnic areas and golf course. The major entrances are off Encanto Boulevard and 15th Avenue, leading to parking lots at the southwest corner and west side of the park. A club house, boat house, pro shop, snack bar and restrooms are grouped around the west parking lot. Access to a band shell and picnic island, with a kiddie's playland, is from the southwestern parking lot. The nine-acre lagoon is centrally located, with a lake at the north end and winding arms towards the south. Various islands and peninsulas protrude into the lagoon. An eight-hole golf course wraps around the lagoon from the northwest to the south. Bordering the lagoon on the south and west is a picnic area, planted with a rich variety of exotic trees, including palms. Pathways wind throughout this area, leading to bridges crossing the arms of the lagoon. The major historic properties of the park include the following:

1. The club house is a brick building with a two-story, generally rectangular, central mass with red-tiled, hip roof. Flat-roofed wings step down to the south. A reinforced concrete arcade with red-tiled, shed roof extends along the front. Prominent chimneys project from several places. A rear wing, with a five-sided end and roof terrace, extends northeast towards the lagoon, and is in the process of being roofed over. Windows are generally industrial sash casements; large, floor-to-ceiling windows and double-doors line the rear wing. Other current alterations include new partitioning inside and new drop ceilings. The club house has wooden pergolas extending to the northwest and east, where they connect with the pro shop and boat house.
2. The former locker house, now called the pro shop, is a generally rectangular building with white-painted brick walls and red-tiled, gable roofs. A flat-roofed concrete block addition is to the east.
3. The boat house is a rectangular, brick structure sheathed in white-painted stucco with gabled, red-tiled roof. A simple, timber-framed, shed-roofed porch leads to the floating dock. Four large, rectangular doors with iron grilles are set in the wall beneath the porch.

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ENCANTO PARK (continued)

- 15th
- 25th
- 19th
4. The band shell is a wood-frame structure sheathed in white-painted stucco, set on a concrete base. A semi-circular, concave roof covers the stage, flanked on either side by rectangular, flat-roofed stage rooms. The band shell is set in a bermed outdoor amphitheatre.
 5. Two stone bridges are constructed of rough, dark stone applied to corrugated metal supported arches.
 6. The lily pond is a walled pool constructed of the same dark stone.
 7. There are two types of light standards in the park, grouped in the picnic areas. One type has a slender, tall, steel pole rising from a flaring base. Of the 68 examples of this type, all have new luminaries added around 1978. The other type has an octagonal, Marbelite, or cast stone, shaft with flaring base. Some of these retain the original luminaire, in the form of an iron lantern with flaring spiked top, while others have new luminaires.
 8. There is a children's playground centrally located in the park. Now much expanded, it contains a carousel, reportedly moved from California in 1934, which is an original feature of Encanto Park. The carousel was constructed by the Allan Herschell Company Inc., North Tonawanda, New York, model 'MGR', serial number 107548 (from builder's plate).
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DESCRIPTIONS OF NON-CONTRIBUTING PROPERTIES
IN THE ENCANTO-PALMCROFT HISTORIC DISTRICT

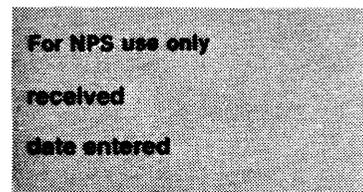
The following properties do not contribute to the historic or architectural qualities for which the district is being nominated. The lot numbers correlate to the numbers on the Encanto-Palmscroft Historic District Base Map.

PALMCROFT SUBDIVISION

- LOT 18: Ca 1945; Ranch house, one story, generally rectangular plan.
- LOT 19: Ca 1940; Simplified, Regency Revival house, one story, generally rectangular plan.
- LOT 21: Ca 1945; Ranch house, one story, generally rectangular plan.
- LOT 22: Ca 1940; Simplified, Regency Revival house, one story, 'L' plan.
- LOT 23: Ca 1950; Regency Revival references, one story.
- LOT 24: Ca 1950; Ranch house, one story.
- LOT 26: Ca 1940; Ranch house, one story, 'T' plan.
- LOT 27: Ca 1940; Ranch house, one story, rectangular plan.
- LOT 28: Ca 1940; Spanish Colonial Revival design, one story, staggered rectangular plan, altered.
- LOT 29 (and part of 30): Ca 1945; Ranch house, one story, generally rectangular plan.
- LOT 31 (and part of 30): Ca 1940; Ranch house, one story, irregular plan, brick, detached garage.
- LOT 32: Ca 1945; Ranch house, one story, 'H' plan.
- LOT 33: Ca 1940, Regency Revival house, one story, irregular plan.
- LOT 43: Ca 1945; Ranch house, one story, generally rectangular plan.
- LOT 61: Ca 1975; modern house, one and two stories, generally rectangular in plan, sheathed in wood and stucco, shed and gable roofs, large expanses of plate glass.
- LOT 69: Ca 1940; Ranch house, Period Revival detailing, one story, 'T' plan.

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PALMCROFT SUBDIVISION (continued)

- LOT 72: Ca 1940; Ranch house, Period Revival references, one story, rectangular plan.
- LOT 78: Ca 1940; Ranch house, Period Revival references, one story, staggered rectangular plan.
- LOT 81: Ca 1940; Ranch house, Period Revival detailing, one story, irregular plan, wood-frame construction, clad in asbestos shingles.
- LOT 85: Ca 1940; Ranch house, one story, 'L' plan, brick.
- LOT 92: Ca 1945; Ranch house, one story, rectangular plan.
- LOT 96: Ca 1955; Ranch house, one story, rectangular plan 1982; Mediterranean house, one story, recent remodeling of Moderne structure.
- LOTS 103 & 104: Ca 1950; large landscaped yard with undulating brick wall; Ranch house, one story, brick.
- LOT 107: Ca 1940; Ranch house, Period Revival References, one story, irregular plan, brick.
- LOT 109: Ca 1940; Ranch house, Period Revival references, one story, staggered rectangular plan, brick.
- LOT 110: Ca 1945; Ranch house, Period Revival references, one story, 'T' plan, brick.
- LOT 113: Ca 1940; Ranch house, Period Revival references, one story, rectangular plan, brick.
- LOT 120: Ca 1955; Ranch house, one story, generally rectangular plan.
- LOT 153: Ca 1940; Ranch house, one story, generally rectangular plan, red-tile roofs.
- LOT 159: Ca 1940; Ranch house, one story, generally rectangular plan.
- LOT 161: Ca 1940; Ranch house, one story, generally rectangular plan.
- LOT 164: Ca 1940; Ranch house, one story, generally rectangular plan.
- LOT 165: Ca 1940; Ranch house, one story, 'L' plan, gable roofs.
- LOT 167: Ca 1940; Ranch house, one story, 'L' plan, brick walls, interlocking hip roofs.
- LOT 169: Ca 1945; Ranch house, one story, 'L' plan.

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PALMCROFT SUBDIVISION (continued)

LOT 172: Ca 1940; Ranch house, one story, generally 'L' plan.

LOT 175: Ca 1940; Ranch house, one story, generally rectangular plan.

LOT 176: Ca 1945; Ranch house, one story, generally rectangular plan.

LOT 177: Ca 1945; Ranch house one story, 'L' plan.

LOT 178: Ca 1940; Ranch house, one story, rectangular plan.

LOT 179: Ca 1940; Ranch house, one story, 'L' plan.

LOT 180: Ca 1965; Ranch house, one story, generally rectangular plan.

LOT 182: Ca 1940; Vernacular Spanish Colonial Revival house, one story, generally rectangular plan.

LOT 183: Ca 1935; Altered Georgian Revival house, originally one story, hip roof, hipped front porch with wrought-iron posts, upper story addition.

LOT 184: Ca 1945; Ranch house, one story, irregular plan.

LOT 185: Ca 1945; Ranch house, one story, 'L' plan.

LOT 188: Ca 1940; Ranch house, Period Revival detailing, one story, generally rectangular plan.

LOT 189: Ca 1940; Ranch house, one story, 'U' plan.

LOT 190: Ca 1940; Ranch house, one story, rectangular plan.

LOT 191: Ca 1935; Regency Revival house, one story, 'L' plan, projecting front bay.

LOT 192: Ca 1935; English Cottage, one story, generally rectangular plan.

LOT 193: Ca 1940; Regency Revival house, one story, generally rectangular plan.

LOT 194: Ca 1940; Ranch house, one story, generally rectangular plan.

LOT 196: Ca 1935; Ranch house, one story, generally rectangular plan.

LOT 198: Ca 1945; Ranch house, one story, generally rectangular plan.

LOT 199: Ca 1940; Regency Revival house, one story, irregular plan, interlocking hip roofs, stuccoed walls and large chimney.

LOT 201: Ca 1945; Ranch house, one story, generally rectangular plan.

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PALMCROFT SUBDIVISION (continued)

LOT 202: Ca 1940; Ranch house, one story, low-pitched red-tile hip roofs, generally rectangular plan, large corner window of industrial sash.

LOT 203: Ca 1945; Ranch house, one story, generally rectangular plan.

LOT 206: Ca 1940; Ranch house, one-and-one-half story, stuccoed walls, interlocking red-tiled shed roofs.

LOT 208: Ca 1940; Ranch house, one story, generally rectangular plan, interlocking gabled wings.

LOT 209: Ca 1940; Ranch house, one story, 'L' plan.

LOT 210: Ca 1935; Ranch house, one story, rectangular plan.

LOT 212: Ca 1935; Spanish Colonial Revival, one story, 'U' plan with attached forward projecting garage, white stuccoed walls, red-tile roofs.

LOT 213: Ca 1935; Ranch house, one story 'L' plan.

LOT 218: Ca 1945; Ranch house, one story, irregular plan.

LOT 219: Ca 1940; Ranch house, one story, rectangular plan with projecting side bay.

LOT 221: Ca 1940; Ranch house, one story, irregular plan, forward projecting attached garage.

LOT 222: Ca 1940; Ranch house, one story, 'L' plan.

LOT 223: Ca 1940; Ranch house, one-and-one-half story.

LOT 226: Ca 1940; Ranch house, one story, irregular plan.

LOT 227: Ca 1940; Ranch house, one story, generally rectangular plan.

LOT 228: Ca 1950; Ranch house, one story, generally rectangular plan.

LOTS 229-230: Ca 1940; Ranch house, one story generally rectangular plan.

LOT 231: Ca 1940; Ranch house, one story, generally rectangular plan.

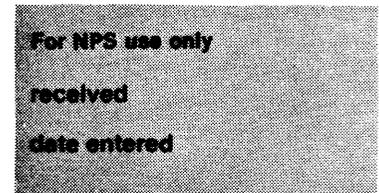
LOT 232: Ca 1940; Ranch house, one story, generally rectangular plan.

LOT 233: Ca 1940; One story, irregular plan, interlocking hip roofs, projecting bay window with canopy hood.

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PALMCROFT SUBDIVISION (continued)

LOT 234: Ca 1935; One-and-one-half story, 'U' plan, combination flat and red-tiled shed roofs, altered windows, modified.

LOTS 235-236: Ca 1935; Ranch house, one story, generally rectangular plan.

LOT 237: Ca 1945; Ranch house, one story, irregular plan, interlocking gabled roofs, eclectic detailing.

LOT 238: Ca 1940; One story, generally rectangular plan.

LOT 242: Ca 1940; Ranch house, one story, generally rectangular plan.

LOT 244: Ca 1940; Ranch house, one story, 'H' plan.

LOT 246: Ca 1935; Ranch house, one story, generally rectangular plan.

LOT 249: Ca 1935; Ranch house, one story, irregular plan.

LOT 250: Ca 1940; Ranch house, one story, generally rectangular plan.

ENCANTO SUBDIVISION

LOT 9: Ca 1965; Ranch house, one story, generally rectangular plan.

LOT 12: Ca 1945; Ranch house, one story 'T' plan, altered.

LOT 13: Ca 1940; Ranch house, one story, generally rectangular plan, projecting bays, front and rear.

LOT 25: Ca 1940; Ranch house, one story, partial 'H' plan.

LOT 28: Ca 1940; Ranch house, one story, irregular plan.

LOT 29: Ca 1950; Ranch house, one story, generally rectangular plan.

LOT 31: Ca 1950; Ranch house, one story, generally rectangular plan.

LOT - part of 33 and part of 34: Ca 1950; Ranch house, one story, generally rectangular plan.

LOT 38: Ca 1945; One story, 'U' plan, brick.

LOT 42: Ca 1940; Ranch house, one story, 'L' plan, brick walls.

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ENCANTO SUBDIVISION (continued)

LOT 48: Ca 1940; Ranch house, one story, partial 'H' plan.

LOT 51: Ca 1935; One story brick house, rectangular plan.

LOTS 52-53: Ca 1940; Ranch house, one story, generally rectangular plan.

LOT 54: Ca 1945; Ranch house, one story, generally rectangular plan, altered.

LOT 157: Ca 1940; Ranch house, one story, generally 'Y' plan.

LOT 165: Ca 1940; Ranch house, one story, generally rectangular plan.

LOT 167: Ca 1955; Ranch house, one story, generally rectangular plan.

LOT 170: Ca 1950; Ranch house, one story, generally rectangular plan.

LOTS 173-174: Ca 1935; Ranch house, one story, generally 'U' plan, brick veneer.

LOT 176: Ca 1955; Contemporary Ranch house, one story generally rectangular plan.

LOTS 179-180: Ca 1940; Ranch house, one story, generally rectangular plan.

LOT 181: Ca 1950; Contemporary ranch house, one story, generally rectangular plan.

LOT 183: Ca 1950; Ranch house, one story, generally rectangular plan.

WEST ENCANTO AMENDED

LOT 202: Ca 1945; Ranch house, one story, generally rectangular plan.

LOT 203: Ca 1940; Ranch house, one story, generally 'L' plan.

LOT 205: Ca 1935; Regency Revival house, one story, irregular plan.

LOT 206: Ca 1940; Ranch house, one story, generally rectangular plan.

LOT 207: Ca 1940; Ranch house; one story, generally rectangular plan.

LOT 210: Ca 1940; Regency Revival house, one story, generally rectangular plan.

LOT 211: Ca 1940; Regency Revival house, one story, generally rectangular plan.

LOT 212: Ca 1940; Regency Revival house, one story, 'L' plan.

LOT 213: Ca 1940; Ranch house, one story generally 'T' plan.

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WEST ENCANTO AMENDED (continued)

LOT 214: Ca 1940; Ranch house, one story, 'L' plan.

LOT 217: Ca 1940; Ranch house, one story, generally 'L' plan.

LOT 258: Ca 1940; Ranch house, one story, generally rectangular plan.

LOT 259: Ca 1940; Ranch house, one story, generally rectangular plan.

LOT 260: Ca 1940; Ranch house, one story, generally rectangular plan.

LOT 261: Ca 1940; Ranch house, one story, generally rectangular plan.

LOT 262: Ca 1940; Ranch house, one story, generally rectangular plan.

LOT 263: Ca 1940; Ranch house, one story, generally rectangular plan.

LOT 265: Ca 1940; Ranch house, one story, generally rectangular plan.

LOT 330: Ca 1940; Ranch house, one story, generally rectangular plan.

LOT 331: Ca 1940; Ranch house, one story, generally rectangular plan.

LOT 332: Ca 1940; Ranch house, one story, generally rectangular plan.

LOT 333: Ca 1940; Ranch house, one story, generally rectangular plan.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1927-1942

Builder/Architect Builder/Architect: Numerous, including WPA.

Statement of Significance (in one paragraph)

SUMMARY:

The Palmcroft and Encanto subdivisions, many of the houses built there prior to World War II, and the adjoining Encanto Park form the most unified expression, in Phoenix and indeed in Arizona, of a particular approach to architecture, community planning and landscap design. This approach has its sources in the romantic conception of garden and suburban design (which originated in England and flourished in the United States), the American search for order and urban/suburban beautification known as the 'City Beautiful' movement, and a complex architectural expression which incorporates the concepts of the picturesque, historicism, eclecticism, and regionalism. The Encanto-Palmcroft neighborhood, including Encanto Park, represents a highly successful achievement and provides a coherent image of this romantic approach to planning and architecture in America. The period in which they were conceived and largely built - the late 1920's and 1930's - was the twilight of this movement in the United States. It is particularly appropriate that the residential neighborhood and park are contiguous, for each is an expression of a common impulse and each strongly reinforces the other. Individuals prominent in Phoenix's history were intimately connected with the development of the area, foremost of which were Dwight B. Heard and William G. Hartranft. The major Phoenix architects of the period all contributed designs, including Lescher and Mahoney, H. H. Green, Orville Bell, and Fitzhugh & Byron. The federal government played a major role in creating the neighborhood as it exists today, through the agencies of the Works Progress Administration and the Federal Housing Administration.

HISTORICAL DEVELOPMENT:

Phoenix in the 1920's was experiencing growth unprecedented in the young city's history. The completion of the Roosevelt Dam in 1911 had provided sufficient quantities of the one resource essential to the area's development: water. The Salt River Valley had blossomed in the teens as an agricultural center, allowing the population of Phoenix to increase from 11,134 in 1910 to 29, 053 in 1920. A series of dams constructed in the 1920's - Mormon Flat, Horse Mesa, and Stewart Mountain - provided more water and power. Phoenix approached a population of 50,000 by 1930.

With the tremendous increase in population came a diversification of the city's economy. Phoenix was transformed from a city in the middle of an agricultural valley into a thriving retail, professional, and governmental center.

9. Major Bibliographical References

Horton, Arthur G., An Economic, Political and Social Survey of Phoenix and the Valley of the Sun, Tempe, Arizona: Southside Progress, 1941.
 The Journal of Arizona History, Autumn, 1977.
 Newspapers: Arizona Republic, Arizona Republican, Encanto Flashlight, Phoenix Evening Gazette, Phoenix Gazette

10. Geographical Data

Acreeage of nominated property 208.37
 Quadrangle name Phoenix (NE $\frac{1}{4}$) Quadrangle scale 1:24000

UTM References

A	<u>12</u>	<u>399480</u>	<u>3704210</u>	B	<u>12</u>	<u>399480</u>	<u>3703280</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>12</u>	<u>398660</u>	<u>3702810</u>	D	<u>12</u>	<u>398660</u>	<u>3704720</u>
E				F			
G				H			

Verbal boundary description and justification The boundary of the Encanto-Palmcroft Historic District is shown as the red line on the accompanying maps entitled "City of Phoenix, Engineering Department, Quarter-Section, 10/76". See Item No. 7 for more detailed description and justification.

List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	county	code
state	<u>N/A</u>	code	county	code

11. Form Prepared By

name/title Woodruff Minor/Architectural Historian Revisions 12/83 by Roger A. Brevoort Architectural Historian AZ SHPO.
 organization Page, Anderson & Turnbull Inc. date 4/13/83
 street & number 364 Bush Street telephone (415) 326-5154
 city or town San Francisco state California

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Donna J. Schober
 title State Historic Preservation Officer date January 12, 1984

For NPS use only
 I hereby certify that this property is included in the National Register
 Entered in the National Register date 2/16/84
 Keeper of the National Register
 Attest: _____ date _____
 Chief of Registration

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HISTORICAL DEVELOPMENT (continued):

Expanding power and water supplies to support a growing population in an increasingly diversified city, facilitated by state-of-the-art transportation and fueled by an explosive tourist industry combined to produce an immense boom in Phoenix's development in the latter half of the 1920's. Between 1924 and 1928, nearly 2000 building permits for residences and nearly 300 for commercial structures were issued. The peak years of the boom were 1928 and 1929, when respective figures were 951 and 281.

Subdivisions in Phoenix, laid out after 1925, were largely a result of a population made mobile by the automobile. By the mid-1920's, the automobile had become an affordable, universally desired mode of transportation for the average American family. (From \$850 in 1908, the cost of the Model T dropped steadily as Henry Ford perfected the assembly line technique, reaching an all-time low of \$260 in 1926.) Palmcroft (1927; 1928), Encanto (1928), Del Norte (1927; 1929), North Kenilworth (1928), and Broadmoor (1928) pushed Phoenix's northern expansion up to Encanto Boulevard. They remain today the prototypes of the explosive, post-war, suburban development wrought in Phoenix by the automobile.

Of the early Phoenix developments, Palmcroft and Encanto were the most carefully planned and the most fully realized. Indeed, they were the first comprehensively planned automobile suburbs in the city.

PALMCROFT SUBDIVISION:

Palmcroft was a creation of the Dwight B. Heard Investment Company. Dwight B. Heard, a New Englander who had moved to Chicago and then to Phoenix, had arrived in the late 1890's with the substantial financial backing of his father-in-law, Adolphus C. Bartlett. Heard formed the Dwight B. Heard Investment Company in Phoenix in 1897. Newspaper publisher, developer, political activist, Heard became a central force in Phoenix's development in the early 20th Century. A friend of Theodore Roosevelt, he was instrumental in the creation of the Roosevelt Dam.

In 1926, the Dwight B. Heard Investment Company bought 80 acres from the half-section estate of James W. Dorris. Bound by West McDowell Road, North 15th Avenue, West Thomas Road, and North 7th Avenue, the 80 acres were split into two 40-acre plats by Heard. The easterly 40 acres were developed first.

Heard's neighbor and associate in the Palmcroft development was William G. Hartranft - developer of the Kenilworth Subdivision, pioneer advocate of the city planning in Phoenix, and father of the City's park system. The plan they devised, possibly in conjunction with their surveyor Harry E. Jones, was a picturesque yet highly ordered scheme of cross-axial curving streets contained in 1/16-section grids. The plat was recorded on April 27, 1927. By the end of that summer, streets had been graded and the first two model homes completed.

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PALMCROFT SUBDIVISION (continued):

The brochure for Palmcroft asked the question, "Why is Palmcroft the ideal?", and proceeded to answer by citing the "contemplated palm bordered winding drives", and its "quiet and clean" location "only five minutes by auto from ... downtown." Prospective buyers were told they would receive "... sewer, water, gas, sidewalks, ornamental lights and palm trees included" in purchase prices, which ran from \$850 to \$2000 per lot. Restrictions included a \$5000 minimum construction cost for houses built on North 11th Avenue and West Palm Lane, and \$6500 on all other streets except West McDowell Road, which was developable for duplexes and apartments. Setbacks had to be at least 25 feet on interior lots, and 30 feet along West Palm Lane, North 7th Avenue, North 11th Avenue and West McDowell Road.

Palmcroft provided an immediate success, and a year later Heard was willing to repeat the experiment. A second Palmcroft, identical in platting and restrictions, was laid out on the 40 acres between North 11th Avenue and North 15th Avenue. The new Palmcroft formally opened early in 1929.

ENCANTO SUBDIVISION:

Encanto was the project of Lloyd C. Lakin and George T. Peter, Phoenix Businessmen who were partners in the Arizona Grocery Company and the Pay 'N Takit grocery store chain. After selling their interest in these businesses in the 1920's, they entered into real estate development. Encanto was their first major undertaking.

The plot plan of Encanto, drawn up by civil engineer Harry E. Jones (who also had been the surveyor for Palmcroft), was approved by the Maricopa County Board of Supervisors and recorded with the county on October 2, 1928. Although Encanto originally was intended to cover 80 acres, bound by West Palm Lane, North 7th Avenue, North 15th Avenue, and West Encanto Boulevard, only the 40 acres east of North 11th Avenue were developed initially. By the time of the formal opening, on Sunday, January 27, 1929, all public utilities had been installed, streets graded, and most curbs, gutters and sidewalks laid. An elaborate underground irrigation system, unique to the area, was installed. Palms were planted along Palm Lane to match those on the Palmcroft side of the street. Sour orange and pepper trees were planted along other streets, though not as regularly as the palms along the interior streets of Palmcroft. Within a month of its opening, several houses had been completed.

The four model homes of Encanto - lots 19, 27, 155, and 187 - were exclusively "Southwestern" in style. The two most impressive of these were built on lots 19 and 27. The former was a Pueblo Revival house (Encanto lot 19) located next to the entrance off North 7th Avenue, dubbed 'The Indian House' by early residents of the area. This was probably the first house constructed in the subdivision and may have served as the demonstration house and office of the Lane-Smith Investment Company, the agency which handled the subdivision. The equally large house at 745 West Monte Vista Road (Encanto lot 27), in the Spanish Colonial Revival/Mediterranean style, was

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ENCANTO SUBDIVISION (continued):

the residence of George T. Peter for several years after Encanto opened. Interestingly, the restrictions specified that only "... Spanish, Italian, Moorish, or Pueblo ..." styles were allowed. This was in contrast to Palmcroft, with its looser restrictions, and where the first two model homes were in the English medieval and Spanish Colonial Revival styles. Other styles could be built in Encanto with the approval of the Grantor, and eventually some English medieval and Georgian and Regency Revival houses were constructed.

A comparison of the restrictions of Palmcroft and Encanto point up interesting differences in the two subdivisions. Frank L. Snell, a Phoenix attorney, drew up a detailed list of restrictions for Encanto that went far beyond Palmcroft in their ambitions and comprehensiveness. Minimum cost for residential construction ran from \$10,000 on the interior islands to \$12,000 for the lots facing North Encanto Boulevard. Detailed instructions for building lines were provided for each street to orchestrate consistent angled setbacks that followed the curve of the streets. Only single-family residences were allowed, as compared to Palmcroft's provision for multi-unit dwellings along West McDowell.

The families who bought and rented houses in Palmcroft and Encanto were the affluent professional and business middle class of the booming Phoenix of the late 1920's. The very rich, by and large, still lived in older mansions closer to the city, and in older, more established districts such as Los Olivos and 'Millionaire's Row' along Central Avenue. Country Club, developed at the same time, also tended to be the enclave of the rich. Encanto in particular had prominent and wealthy residents - such as the Diamonds, the Millers, and the Coopers - but for the most part the residents of the two subdivisions were 'well-off' rather than wealthy.

The population of the neighborhood was comprised of Phoenix's professional and business elite. Doctors, attorneys, managers and presidents of business, and state and local political leaders were among the prominent Phoenicians who lived there. A significant number of men involved with the automobile business made their home in Palmcroft and Encanto. (Attached summaries discuss many of these early residents, who included Dr. Alfred C. Kingsley, one of Phoenix's first psychiatrists; Lynn M. Laney, attorney and University of Arizona Regent; George A. Taylor, prominent cattleman; Nathan Diamond, co-founder of Diamond's department store; O. D. Miller, produce magnate, State Senator, and gubernatorial candidate; and automobile dealers Shadwell H. Bowyer and W. Claude Quebedeaux.)

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ENCANTO PARK:

The Phoenix Parks and Recreation board was established in 1934, following a city election in 1933. At that time there were seven parks in the City of Phoenix, and the Board decided that there was a need for more parks. William G. Hartranft, the first Board president, had traveled extensively in California and had been inspired by Golden Gate Park in San Francisco and Balboa Park in San Diego. These naturalistic, English-style parks became the models for Encanto Park.

Land acquisition began in 1934, aided by a grant from the Works Progress Administration (WPA). Over 200 acres were purchased from the adjacent Dorris and Norton properties, and an additional 15 acres or so from the West Encanto Subdivision, to create a park-land expanse of 222 acres. The WPA supervised the planning and construction of the park, which extended from 1935 to 1938. The major original structures in the park - the club house, boat house, locker house (now the pro shop), and the band shell - were designed by the Phoenix architectural firm of Lescher & Mahoney and constructed in 1936-37 at a combined cost of \$56,300. The overall design of the park is probably attributable to William G. Hartranft, possibly working in conjunction with Leslie Mahoney, but this has not been substantiated. The WPA probably had a hand in the overall design, as well as the design of the pathways, bridges and original parking areas.

Another feature of Encanto Park is 'Kiddieland', an outgrowth of a children's playground which was part of the original park facilities. The carousel in Kiddieland was moved into Encanto Park from California in 1934, and evidence indicates it is the oldest carousel in Arizona. As such, the carousel contributes to the historic context of Encanto Park.

A bond issue in 1949 provided funding for further park construction, primarily south of West Encanto Boulevard. There has been little major change since that time, with the important exception of the light standards. The original design for the light standards dates from 1935, and included ornamental steel and Marbelite poles with ornamental luminaires. Many of these were decapitated and replaced with new luminaires in the 1970's.

The park currently is in the process of being renovated, at a cost of \$2,000,000, with completion scheduled for 1984. Major changes include the remodeling of the club house and the projected demolition of the band shell.

ARCHITECTURAL SIGNIFICANCE:

The houses constructed in the Encanto-Palmcroft neighborhood prior to World War II generally shared common historical sources. These houses can be assessed from two perspectives, which shed light on their meaning. On the one hand, they tend to be picturesque, that is, designed to please the eye. The Joe Barta House, at 1801 Palmcroft Drive NE (Palmcroft lot 122) is an exuberant example in the Spanish

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ARCHITECTURAL SIGNIFICANCE (continued):

Colonial Revival style. Mass, materials, texture, and color were manipulated to achieve both dramatic and understated effects of visual richness. This was often a more or less self-conscious attempt to emulate the asymmetry and sensuousness of nature. On the other hand, these houses tend to be traditional, that is, designed in such a way as to evoke the past. The Regency Revival, Harold Diamond House at 1001 West Encanto Boulevard (Encanto lot 160) is a clear example. They are massed and detailed in an attempt to convey explicit images of different periods of European and American history, and thus these styles are conveniently grouped under the umbrella term of Period Revival. Some of these attempts are fairly accurate recreations of building types which once actually existed (revivalism); others freely combine elements from different building types and periods in a more or less successful unity (eclecticism); yet others are exercises in sheer fantasy, alluding less to fact than to fairy tale.

Various architectural movements in the United States in the late 19th Century also comprised a search for historical sources. Foremost was the national revival of the architecture of Colonial America, sparked by the Centennial of 1876. The Colonial Revival ran the spectrum from more or less accurate recreations of English Colonial (Georgian) and Federal architecture to more or less picturesque adaptations of the shingled 17th Century vernacular houses of New England. A relatively rare style in the district, the Clarence N. Boynton house at 1838 Palmcroft Drive NW (Palmcroft lot 79) is a good example of this.

In addition to this national architectural revival, there were attempts, primarily in the Western United States, to arrive at an authentic regional expression. The earliest of these was the Mission Revival of the 1890's in California, out of which grew the Spanish Colonial Revival. The colonial presence in the Southwest had been Spanish and Mexican. The buildings they left behind - missions, haciendas, etc. - were accepted as prototypes for a regional style.

The symbolic beginning of the Spanish Colonial Revival was the Panama-California International Exposition of 1915 in San Diego. The New York architect Bertram G. Goodhue designed the exposition buildings in a highly ornamental, picturesque interpretation of Spanish and Mexican Baroque architecture (known as Churrigueresque). The buildings were enormously successful, and by the 1920's the Spanish Colonial Revival was the predominant style in the Southwest (and in Florida). The term actually incorporates a number of related styles from the lands bordering on the Mediterranean, and its widespread use in the 1920's and 1930's was not by any means limited to Goodhue's particular interpretation of it. In fact, the related term, Mediterranean, is perhaps a more accurate way of labeling the diverse building types which shared stucco and tile imagery. Examples are numerous in the district, ranging from small cottages to large, formal residences like the Nathan Diamond House at 2220 North 9th Avenue (Encanto lot 168).

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ARCHITECTURAL SIGNIFICANCE (continued):

The Pueblo Revival, centered in New Mexico and, to a lesser degree, Arizona, was based upon architectural forms developed historically by the Indians of the region. Characterized by cubistic massing, parapeted roofs, and rows of projecting vigas, the style became a hallmark of New Mexico and Arizona, used extensively in railroad and resort advertisements of the 'Teens and Twenties. The Fred Harvey Corporation built a number of Pueblo Revival hotels in major cities and national parks in Arizona and New Mexico during this period. The two best examples of the Pueblo Revival in the district are the 'Indian House' at 2040 Encanto Drive SE (Encanto lot 19) and the Nuckles House at 702 West Monte Vista Road (Encanto lot 190).

The Monterey Revival was based on an architectural form which developed in the old, presidio town of Monterey, California. Essentially a fusion of Spanish Colonial and American building types, it is characterized by its generally symmetrical, two-story, rectangular massing and full projecting porch at the second story level. As a regional style, it more properly belongs to northern California, but was built throughout the Southwest, occasionally with stylistic references to the Colonial Revival and the Regency Revival. The Pafford House at 1021 West Encanto Boulevard (Encanto lot 158) is representative of the style, relatively popular in the district.

Thus, in the late 19th and early 20th Century, American builders and architects were producing houses that increasingly partook of styles expressive of national and regional history. In addition, a sophisticated body of eclectic and historicist residential architecture in England exerted a great influence on American architects, who in turn influenced the builders. The two polarities of these modes of architectural design - picturesqueness and historicism - were often held in balance, each reinforcing the other, to create an impression of freedom and escape. By the 1920's, when the Palmcroft and Encanto subdivisions were laid out and houses being built, the two streams of influence were dominant. While the houses are fairly evenly divided between Southwest regional and European traditional styles, the one style which far outnumbers the others is the Spanish Colonial Revival, or Mediterranean. This indicates its great popularity among architects, builders, and homeowners in Phoenix in the 1920's and leads one to think that it was the preferred mode of residential design among the affluent middle class of the time. Perhaps this was because the style lent itself so well to picturesque adaptation while providing instant allusion to the perceived past of the Southwest.

A number of Phoenix-based architects and builders contributed to the creation of the Encanto-Palmcroft Historic District. Most prolific among the architects documented were Orville Bell (Wallingford & Bell) and H. H. Green. Both these architects worked closely, as well, with the FHA and the WPA, respectively. The prominent firm of Lescher & Mahoney designed the original buildings in Encanto Park. Other architectural firms who produced works in the district included Eckman & Gilmore, Fitzhugh & Byron, and Dwight E. Chenault. Of the builders who were active, many of them constructing houses independent of architects, the names of William G. Elder, Nels Agren, and George W. Hoggan appear often. A small but significant number of houses were built by their owners.

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COMMUNITY PLANNING:

The planning of the Palmcroft and Encanto subdivisions and their proximity to Encanto Park represents an approach to suburban planning which has its roots in 18th Century England, flourished in 19th Century America, and came to a maturity of conception in early 20th Century England and America. The fact that the man who was instrumental in the creation of Encanto Park, William G. Hartranft, was also an associate of Dwight B. Heard in the development of Palmcroft lends credence to the conjecture that the park was intended as a conscious extension of the design principles embodied in the subdivisions.

The prototype of the picturesque, romantic suburb in the United States was Llewellyn Park, New Jersey, situated on a commuter rail line west of New York City. It was planned in 1853 (prior to Olmsted's work in Central Park) by Llewellyn Haskell, a chemical and drug manufacturer, and the subdivision developed over the following fifteen years. The familiar pattern was there: winding roads, a park-like setting, and a predominance of picturesque houses (many designed by Alexander Jackson Davis) the associate of Downing.

Chicago was the other American city which spawned early garden suburbs. Lake Forest was laid out north of Chicago in 1857, though its famous town square (and greatest period of growth) did not come until after 1910. Riverside was planned in 1868 on a relatively flat area of about 1700 acres, about seven miles southwest of Chicago (though long since surrounded by the urban checkerboard). Riverside was the design of Frederick Law Olmsted and Calvert Vaux. They created a landscape of intertwining parks and paisley-shaped residential islands separated by curving roads that were subtly depressed, so that they did not intrude into the landscaped views.

The 19th Century, picturesque, romantic suburb in America was infused with a new sense of coherence and new possibilities by the 'Garden City Movement' and the 'City Beautiful Movement'. Municipal art societies numbered in the thousands by 1910 (inspired by writers like Charles Mulford Robinson, who preached the benefits of innovative street plans, street trees, ornamental light standards, and parks). After the hiatus of World War I, a number of highly ordered, yet picturesque, suburbs were planned and built throughout the United States. Palmcroft and Encanto in Phoenix are representative of this trend.

Although there had been earlier attempts in Phoenix to develop attractive suburbs, Palmcroft and Encanto were the most ambitious and most completely realized. Dwight B. Heard had laid out Los Olivos on a quarter section of land west of North 7th Avenue and north of West McDowell Road as early as 1903, calling it "easily the foremost" suburban neighborhood in Phoenix. He built his house, the 'Casa Blanca', there and planted hundreds of palm trees along four miles of roads. However, the street plan was unexceptional (a loose grid) and the neighborhood lacked coherence.

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COMMUNITY PLANNING (continued):

It was only when the Dwight B. Heard Investment Company undertook the planning and development of Palmcroft that a sophisticated garden suburb was successfully realized in Phoenix. Encanto surpassed even Palmcroft in its ambitions. Together, these subdivisions represent the most comprehensive statement in Phoenix of the concept. Country Club, a slightly later and smaller development in Phoenix, has similar landscaping and architecture, but a much less interesting street lay-out. The only other subdivisions in Arizona in the 1920's which attempted what Palmcroft and Encanto achieved were Colonia Solana and El Encanto Estates in Tucson. Although innovative in their planning and successful in their use of palms as street trees, few houses were built in either subdivision before World War II. Palmcroft and Encanto alone, in Arizona, were successful in achieving the status of coherent garden suburbs containing a substantial body of Period Revival architecture.

LANDSCAPE ARCHITECTURE:

Encanto Park is notable for its lagoon system and plantings of exotic trees. The significant historic portion of the park, east of North 15th Avenue and north of West Encanto Boulevard, is largely intact, and represents the most coherent expression in Phoenix, and possibly Arizona, of the concept of the naturalistic romantic park.

The English garden was an 18th Century reaction against the abstract geometries of French and Italian Renaissance gardens. The landscapes created in these new gardens were modeled after nature. Whatever water was available was dammed to make lakes, which were given irregular 'natural' outlines; paths tended to be serpentine; trees were planted in picturesque groves and clumps. By the first decades of the 19th Century, hundreds of gardens around English country houses were transformed from classical to romantic landscapes, and new gardens created.

Andrew Jackson Downing (1815-1852) was the first great champion of naturalistic landscaping in America. A horticulturist, and later architectural theorist, he noted the absence of parks in the teeming, increasingly industrialized cities of the East, and began campaigning for public gardens. New York, the largest and most crowded of American cities, was the object of the campaign.

Central Park in New York City, designed in 1857 and largely completed by 1871, was the result. The first great municipal park in America, it was designed by American landscape architect Fredrick Law Olmsted in partnership with Calvert Vaux, an English architect and landscape designer. With winding roads, underpasses, and serpentine lakes, Central Park sustains the illusion of natural variety in the heart of the city.

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LANDSCAPE ARCHITECTURE (continued):

As the first large public park in America, and as a work of genius, Central Park had an immediate and widespread influence. After the Civil War, Olmsted was engaged to design several more parks in New York City and more than thirty other urban parks throughout the United States. The English-style romantic park was established as the norm of municipal park design in the United States. Golden Gate Park in San Francisco is a good example from the late 19th Century. An early 20th Century example of a naturalistic urban garden was Balboa Park in San Diego. It is in this context of landscape theory and practice, developed in England in the 18th Century and promulgated in America in the 19th and early 20th Centuries, that the creation of Encanto Park should be considered. The park, with its naturalistic distribution of trees, extensively landscaped lawns, serpentine lagoons, and winding paths, is a direct descendent of Central Park, Golden Gate Park, Balboa Park and others like them.

Ornamental street trees first appeared in Phoenix in the 1890's, when a double row of Arizona ash trees were planted along a stretch of North Central Avenue (then called Center Street). The use of palms as street trees in Phoenix appears to have originated with Dwight B. Heard in the early years of the century. The Heards had planted palms along the curving driveway of their first ranch at West McDowell Road and North 51st Avenue. The Bartlett-Heard Land and Cattle Company ranch in South Phoenix had double rows of palms along major roads. It was in Los Olivos, laid out in 1902-03, that the Heards first used trees in an urbanistic manner, lining the streets of the subdivision with olive trees and palms. Palm Lane, between North Central Avenue and North 7th Street was planted with palms, cultivated in a large nursery near North 3rd Street and East McDowell Road. The street became a scenic attraction in the early decades of the century (the 3rd Street street-car line would stop at Palm Lane so that passengers could view the rows of palms). By the 1920's, major thoroughfares in Phoenix were planted with palms, most notably Central Avenue from downtown north. When Dwight B. Heard laid out the Palmcroft subdivisions in 1927 and 1928, he brought to fruition the practice of palm plantings on streets which he inaugurated in Los Olivos.

POLITICS/GOVERNMENT:

Following the election of Franklin D. Roosevelt in 1932, the new President soon inaugurated his 'New Deal', a comprehensive strategy of federally supported national recovery. Two of the New Deal programs had a profound impact on the Encanto-Palmcroft Historic District: The Works Progress Administration and the Federal Housing Administration.

The Works Progress Administration (WPA) provided funding for the construction of public projects such as schools, hospitals, city halls, libraries, auditoriums, fairgrounds and parks. Between 1934 and 1940 in Arizona, 207 new buildings were constructed, 338 reconstructed and improved, and 29 additions were completed by the aid of the WPA. The WPA was phased out during World War II.

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POLITICS/GOVERNMENT (continued):

In Phoenix, WPA projects included improvements in 14 different parks, the State Fairgrounds, an addition to the State Capitol, and new buildings for the State Hospital for the Insane. Within the Encanto-Palmcroft Historic District is one of the largest projects undertaken by the WPA in Phoenix: the development of Encanto Park.

The Federal Housing Administration came to Phoenix in October, 1934, and is still operating today. The revolutionary concept introduced by the FHA was simple. With FHA insurance, a prospective homeowner would borrow money from a bank on his or her credit reputation and repay it in monthly installments. Congress provided the FHA mortgage system to encourage the improvement in the housing standards, promote sound financing practices, and to act as a stabilizing force in the mortgage market. In 1934, less than half of all American families owned or were buying a home; by the mid-1960's, two out of every three were homeowners, largely as a result of FHA insured loans.

The first application for and FHA-insured mortgage after the Arizona office was set up was made by architect Orville Bell, who designed and built a speculative house at 322 West Holly Street, in north Phoenix. Bell remained closely allied with the FHA in Phoenix. During the 1930's, he was one of the most prolific architects in Encanto, designing a number of the more impressive houses in the subdivision. The Nuckles House, built on Lot 190 of Encanto in 1938, was based on a design by Bell that was widely publicized by the FHA.

Many of the houses within the Palmcroft and Encanto subdivisions were built in the years following 1934, presumably using FHA-insured loans (though this has not been documented, since records no longer exist). After the initial spurt of construction in the late 1920's, housing starts in the new subdivision had slowed to a crawl with the advent of the depression. The FHA helped create the neighborhood as it exists today.

In summary, the Encanto-Palmcroft Historic District is an ensemble that is much more than the sum of its parts. Its significance goes far beyond a mere collection of buildings, and flows from diverse sources: its innovative and successful planning, its orchestrated use of landscaping, its careful attention to public works, its association with the federal government and with individuals who played a central role in Phoenix life, and finally, the harmonious architecture of its historic buildings. As it exists today, the Encanto-Palmcroft Historic District embodies the progressive energies of Phoenix's leading citizens in the years between the wars.

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Arizona Republic
Arizona Republican
Encanto Flashlight
Phoenix Evening Gazette
Phoenix Gazette

INTERVIEWS

Dwight B. Chenault
Josephine Craig
Bartlett B. Heard
Alfred C. Kingsley, Jr.
Lesley Mahoney
Alexa Marquis
Dr. Ernest M. Pafford
Joseph E. Refsnes
Frank L. Snell

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ITEM 4 - LIST OF PROPERTIES, PROPERTY OWNERS AND LEGAL DESCRIPTIONS
WITHIN ENCANTO-PALMCROFT HISTORIC DISTRICT

*NOTE: The legal description of a property, unless otherwise noted, consists of the lot number plus subdivision name (i.e., "Lot 18, Palmcroft")

**NOTE: All street addresses within proposed district include: Phoenix, Arizona 85007

<u>LOT</u>	<u>STREET ADDRESS</u>	<u>PROPERTY OWNER</u> (and mailing address if different)
<u>PALMCROFT</u>		
18	1611 N 11th Ave	Thomas G. & Grace Tyrrell
19	1617 N 11th Ave	Louis Weinstock
20	1621 N 11th Ave	Donald F. & Jean Anderson
21	1625 N 11th Ave	Gary David Greengard
22	1631 N 11th Ave	Elizabeth T. Perez
23	1635 N 11th Ave	Miriam K. Gabrys
24	943 W Coronado Rd	Jack C. Cavnes
25	1801 N 11th Ave	L.H. & Elizabeth Marlar
26	1805 N 11th Ave	Cyril Morneau
27	1809 N 11th Ave	John H. & Mary G. Armer
28	1815 N 11th Ave	Franzula I. Bacher
29	1819 N 11th Ave	Eric E. & Kris Kenney
(& p. of 30)		
31	1825 N 11th Ave	Barbara J. Gearty
(& p. of 30)		
32 & 33	929 W Palm Ln	Inis I. Barnes
34	925 W Palm Ln	Wayne Bortz 8111 W 1500 St. Wanatah, Indiana 46390
35 & 36	917 W Palm Ln	Paul F. & Virginia Bliklen
37	913 W Palm Ln	Don J. & Helen E. Hams
38	909 W Palm Ln	Luis A. & Sandra Salazar
39	905 W Palm Ln	Vicki L. Greenfield Schuckert
40	901 W Palm Ln	Raymond J. & Dorothy Pantner P.O. Box 13348 Phoenix, AZ 85002

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41	733 W Palm Ln	Kirby D. & Lin Yowell
42	729 W Palm Ln	Edward F. & Susan Muhlenfeld
43	725 W Palm Ln	Marilyn Stafford
44	721 W Palm Ln	Judith Marie Miranda
45	717 W Palm Ln	Don T. & Wendy Engler, Jr.
46	713 W Palm Ln	Marjorie Y. Monesmith
61	1622 Palmcroft Dr. SE	Van & Deborah Osteen
62	1614 Palmcroft Dr. SE	Helena S. Soderstrom P.O. Box 9355 Phoenix, AZ 85068
63	1608 Palmcroft Dr. SE	Warren H. & Susan Young
64	1602 Palmcroft Dr. SE	Margaret L. Jones 1615 N. 9th Ave.
65	1602 Palmcroft Dr. SW	Mark Robert Edwards
66	1610 Palmcroft Dr. SW	Robert C. & Alice Smith
67	1614 Palmcroft Dr. SW	Eliot J. & Cathy Peskino
68	1620 Palmcroft Dr. SW	Mary & Tamara Wills
69	1626 Palmcroft Dr. SW	Thomas J. & Kathleen Shumard
70	1632 Palmcroft Dr. SW	Paul & Virginia Ferrin
71	1640 Palmcroft Dr. SW	Lawrence & Frances Hammond
72	1644 Palmcroft Dr. SW	Sarah Rudolph Murray
73	1802 Palmcroft Dr. NW	Donald N. McIntyre 830 N. 1st Avenue Phoenix, AZ 85003
74	1808 Palmcroft Dr. NW	Clell & Nancy Menhennick
75	1816 Palmcroft Dr. NW	Wm. H. & Mary Cleveland
76	1820 Palmcroft Dr. NW	Alvan L. & Sara Adams
77	1826 Palmcroft Dr. NW	Florence & Robert Woern 1010 E. Jefferson Ave. Phoenix, AZ 85034
78	1836 Palmcroft Dr. NW	Richard A. Lee
79	1838 Palmcroft Dr. NW	Earl H. & Louise Carroll 363 N. 1st Ave. Phoenix, AZ 85003
80	1844 Palmcroft Dr. NW	Michael F. & Sue Ann Gillies

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81	1848 Palmcroft Dr. NE	Donald H. & Mary Foster
82	1840 Palmcroft Dr. NE	Ione W. Buchanan
83	1834 Palmcroft Dr. NE	Robert J. & Anita Hackett
84	1828 Palmcroft Dr. NE	Virginia M. Giragi
85	1818 Palmcroft Dr. NE	Robert D. McCracken
86	1814 Palmcroft Dr. NE	Joseph E. Refsnes
87	1810 Palmcroft Dr. NE	Robert M. & Barbara Crowell
88	1802 Palmcroft Dr. NE	Daniel & Linda James
89	1644 Palmcroft Dr. SE	Stephen Gorey
90	1638 Palmcroft Dr. SE	John P. & Ryan M. Ryan
91	1634 Palmcroft Dr. SE	Robert N. & Michele Irwin
92	1628 Palmcroft Dr. SE	Gerald A. Pollock
93	1615 Palmcroft Dr. SE	L. Rodney Chadbourne
94	1609 Palmcroft Dr. SE	Robert R. & Jean Frankeberger
95	1603 Palmcroft Dr. SE	Joseph & Barbara Brinig
96	1631 N.9th Ave	Ray C. & Lenora Nybakken
97	739 W Coronado Rd	Timothy D. & Carole Hayes
98	1631 Palmcroft Dr. SE	William E. Flynn
99	1623 Palmcroft Dr. SE	John K. & Martha Akers
100	1605 Palmcroft Dr. SW	Sylvia C. Sepanski
101	1617 Palmcroft Dr. SW	Emar Properties
102	1619 Palmcroft Dr. SW	Richard & Ann Shannon
103 & 104	1627 Palmcroft Dr. SW	Virginia Soell Erman
105 & 106	909 W Coronado Rd	Leslie T. Jr. & Carol Jones
107	1632 N 9th Ave	Richard J. & Mary Aber Star Rt. 2, Box 286 Cave Creek, AZ 85331
108	914 W Coronado Rd	James L. Christ
109	918 W Coronado Rd	Robert F. & Eliz. Thurston
110	1807 Palmcroft Dr. NW	Susan G. Slesinger
111	1817 Palmcroft Dr. NW	Edmund F. & Amy Bartylla
112	1825 Palmcroft Dr. NW	Robert L. Caldwell

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113	1816 N 9th Ave	Jerry P. Schneider
114	1808 N 9th Ave	Warren L. & E. June Niccum
115	902 W Coronado Rd	Pauline C. Gilbert
116	740 W Coronado Rd	Paul A. Elsner
117-119	1833 Palmcroft Dr. NE	Edward B. & Diane Lane
120	1817 Palmcroft Dr. NE	Robert E. & Jo Hurley 134 E Palm Ln Phoenix, AZ 85004
121	1809 Palmcroft Dr. NE	Phillip A. & Carolyn Robbins
122	1801 Palmcroft Dr. NE	Beverly E. Harman
123	730 W Coronado Rd	Charles G. & Dorothy Bentzin
158	1327 W Palm Ln	Michael & Patricia Solvesky
159	1323 W Palm Ln	Thomas & Naomi Brightwell
160	1319 W Palm Ln	Reed W. & Darla King
161	1315 W Palm Ln	Catherine P. McLeod
162	1311 W Palm Ln	Gene Spencer 3802 N. 19th Avenue Phoenix, AZ 85007
163	1307 W Palm Ln	Stephen & Colleen Gula
164	1301 W Palm Ln	Kenneth E. & Hazel Kalb Deborah L. Brown J.D. Komarinski
165	1131 W Palm Ln	Iles Lee & Maria Hannel
166	1129 W Palm Ln	Lucia A. Fakonas 4508 N. 24th Place Phoenix, AZ 85016
167	1125 W Palm Ln	Edwin D. & Emily Kirk
168	1123 W Palm Ln	Robert A. Scheffing 111 W. Monroe St., Ste. 1600 Phoenix, AZ 85003
169	1117 W Palm Ln	Laurence F. & Julia Robinson
170	1115 W Palm Ln	Larry E. & Maureen Thelen
171	1109 W Palm Ln	John F. Iben, II
172	1107 W Palm Ln	David & Susan Kennedy
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173	1101 W Palm Ln	Alice M. Spaulding

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174	1828 N 11th Ave	Harriet L. Olmstead
175	1824 N 11th Ave	Jeffrey R. & Dana Cooper
176	1820 N 11th Ave	Zona Waldie
177	1816 N 11th Ave	Edith B. Brumbaugh Etal
178	1812 N 11th Ave	Stephen & Allegra Litvin
179	1808 N 11th Ave	Richard D. Pennington
180	1802 N 11th Ave	Charles Spencer 3802 N. 19th Ave. Phoenix, AZ 85015
181	1640 N 11th Ave	Nola L. Johnson
182	1636 N 11th Ave	Nina J. Riley 2240 N. Laurel Phoenix, AZ 85007
183	1632 N 11th Ave	Roland M. & M. Herbert
184	1628 N 11th Ave	Raymond L. & Rita Humbert
185	1624 N 11th Ave	Michael J. & Isabel Wolfe
186-187	1620 N 11th Ave	Donald P. Francis Karen M. Starko
188	1622 Palmcroft Way SE	Charles Richard & Emily Mills
189	1614 Palmcroft Way SE	Cheri M. McCracken
190	1608 Plamcroft Way SE	Robert H. Carlock
191	1604 Palmcroft Way SE	Donald L. & Peggy MacDougall
192	1602 Palmcroft Way SW	Stephen & Susan Hickman
193	1608 Palmcroft Way SW	Gail M. Ertel
194	1612 Palmcroft Way SW	Kenneth D. Cornelius
195	1620 Palcroft Way SW	Valley National Bank of AZ P.O. Box 29519 Phoenix, AZ 85038
196	1628 Palmcroft Way SW	John D. & Antoinette Harris
197	1632 Palmcroft Way SW	Harriett L. McGowan
198	1638 Palmcroft Way SW	William F. & Beverly Morgan
199	1644 Palmcroft Way SW	Richard K. Davies 1325 W. Coronado Rd. Phoenix, AZ 85007

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200	1804 Palmcroft Way NW	Western Savings & Loan Assn Mildred L. Rowell 4419 N. Scottsdale Rd. #114 Scottsdale, AZ 85251
201	1808 Palmcroft Way NW	Irwin & Alena Cantor
202	1814 Palmcroft Way NW	Richard & Patricia Black
203	1820 Palmcroft Way NW	Richard & Alice Weindel
204-205	1826 Palmcroft Way NW	James D. & Marilyn Pentkowski
206	1838 Palmcroft Way NW	Alfred Robert French
207	1844 Palmcroft Way NW	David R. Bailey
208	1846 Palmcroft Way NE	Arthur R. & Ruth Williams
209	1840 Palmcroft Way NE	John C. & Nina Urquhart
210	1832 Palmcroft Way NE	Ada Lavern Crook
211	1826 Palmcroft Way NE	Robert L. & Patricia Robinson
212	1822 Palmcroft Way NE	John H. & Joan M. Owens
213	1814 Palmcroft Way NE	Myron C. & Judith Rosenthal
214-215	1802 Palmcroft Way NE	Madeline W. Minchin
216-217	1117 W. Coronado Rd.	John F. Goodson
218	1630 Palmcroft Way SE	Ernest C. Reeves
219	1626 Palmcroft Way SE	Robert L. & Mary Palmer
220	1615 Palmcroft Way SE	Alexa Marquis
221	1607 Palmcroft Way SE	Morten Fletcher Nelssen 1215 S. 51st Avenue Phoenix, AZ 85031
222	1601 Palmcroft Way SE	W.B. & Gladys Wright
223	1631 N 13th Ave	Renz L. & Leola Jennings
224	1229 W Coronado Rd	Mathis Becker P.O. Box 129 Sun City, AZ 85372
225	1631 Palmcroft Way SE	Anders V. Rosenquist, Jr.
226	1621 Palmcroft Way SE	Thomas W. & Darlene Alton
227	1601 Palmcroft Way SW	G B Investment Company Box 488 Chandler, AZ 85224

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228	1609 Palmcroft Way SW	Joseph P. & Jo Ann Ralston
229-230	1625 Palmcroft Way SW	Central Methodist Church c/o Mrs. Sam Witthoft 1875 N. Central Ave. Phoenix, AZ 85004
231	1315 W Coronado Rd	Delbert G. & Erma Mundy
232	1309 W Coronado Rd	Richard & Mary Barnes
233	1301 W Coronado Rd	Evelyn G. Stern
234	1632 N 13th Ave	Richard & Diane Joppie
235-236	1801 Palmcroft Way NW	Trinity Cathedral Church Parish c/o Ben Roush Dow 114 W. Roosevelt Phoenix, AZ 85003
237	1811 Palmcroft Way NW	Patricia & Labelle Beauvais
238	1821 Palmcroft Way NW	Robert & Anne Myers
239	1825 Palmcroft Way NW (& p. of 240)	Richard & Virginia Rowe
241	1808 N 13th Ave (& p. of 240)	Henricus Marinus Van Gilse
242	1302 W Coronado Rd	Kenneth & Madeline Minchin
243	1238 W Coronado Rd	Clayton & Cindy Plotkin
244	1809 N 13th Ave	Sandra L. Cowen
245	1835 N 13th Ave	Sally K. Ballinger
246	1827 Palmcroft Way NE	Henry W.D. & Lola Giddings
247	1817 Palmcroft Way NE	Peter J. & Cynthia Herrmann
248	1809 Palmcroft Way NE	Scot Butler, III
249	1801 Palmcroft Way NE	Timothy M. Knittel
250	1228 W Coronado Rd	Mary Catherine Sharp

ENCANTO SUBDIVISION

7	706 W Palm Ln	Harold G. & Karline Knapp, Jr.
8	721 W Palm Ln	John P & Kathy Sullivan
9	716 W Palm Ln	George Mulloy 77 E. Missouri Ave. Phoenix, AZ 85007

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10	720 W Palm Ln	George B. & Elaine Rowland
11	724 W Palm Ln	Katherine M. Loughlin
12	728 W Palm Ln	Robert L. & Lois Gottsfield Rawlins Ellis Burrus & Kiewit 6900 E Camelback Rd. Phoenix, AZ 85018
13	732 W Palm Ln	Orlo William Trabert 4714 N 87th Ave Phoenix, AZ 85007
14	733 Encanto Dr. SE	Norma E. Patterson
15	727 Encanto Dr. SE	Carlos C. & Josephine Craig
16	721 Encanto Dr. SE	Dorothy S. Thoeny
17	2022 Encanto Dr.	Jack & Timmy Cavness 810 Luhrs Bldg. Phoenix, AZ 85003
18	2111 Encanto Dr. SE	Christopher & Holly Phillips
19	2040 Encanto Dr. SE	George & Nancy Vlassis
20-21	2120 Encanto Dr. SE	Victoria A. Marce
22-23	726 Encanto Dr. SE	Eugene & Catherine Garrett
24	736 Encanto Dr. SE	Robert & Nancy Phillips
25	2107 N 9th Ave	Carl & Ingrid Case
26-27	745 W Monte Vista Rd	Hugh W. & Lo Ann Chan Randel
28	901 W Monte Vista Rd	H. Belton Meyer
29	2114 N 9th Ave	Paul M. Steiner
30	2108 N 9th Ave	Stephen W. & Linda Pogson
31	2102 N 9th Ave	Winifred B. Lawrence
32	920 Encanto Dr. SW	Kenneth & Emily Reed
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35	2119 Encanto Dr. SW	Joseph Louis Refsnes
& p. of 34)		
36	2118 Encanto Dr. SW	Thelma S. Rosenlof
37	2108 Encanto Dr. SW	Allen L. Feinstein
38	2102 Encanto Dr. SW	Stanford E. Lerch
39	919 Encanto Dr. SW	James M. & Rena Marlar

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Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet 9

Item number 4

Page 9

40	917 Encanto Dr. SW	Barbara W. Miller
41	907 Encanto Dr. SW	Kathryn K. Watkins
42	901 Encanto Dr. SW	John K. & Mary M. Drummond
43	902 W Palm Ln	Eloise G. Hayt
44	910 W Palm Ln	Ms. Mary Alice Drews
45	914 W Palm Ln	Brian P. & Christine Muldoon
46	922 W Palm Ln	Kent & Nancy Turley
47	928 W Palm Ln	David W. & Virginia Foster
48	934 W Palm Ln	Matthew Cohen
49	940 W Palm Ln	Gary S. Kahn
50	946 W Palm Ln	Donald Alan & Carol Gehr
51	2011 N 11th Ave	William & Constance Shadow
52-53	2017 N 11th Ave	Joe & Helen Purcell 2216 N 7th Ave. Phoenix, AZ 85007
54	2033 N 11th Ave	Charles K. & Francoise Krause
55	2045 N 11th Ave	Robert & Marilyn Zaleski
56	1025 W Monte Vista Rd	Joseph & Karen Moore
155	2201 N 11th Ave	Noel & Anne Fidel 111 W Monroe, Ste. 1400 Phoenix, AZ 85003
156	2207 N 11th Ave	Eleanor Jeffrey Schoberlin
157	2215 N 11th Ave	R. Lee & Nelle Dorris Foster
158	1021 W Encanto Blvd	Ernest M. Pafford
159	1015 W Encanto Blvd	Peter & Suzan Makaus
160	1001 W Encanto Blvd	George & Susan Iliff
161	2210 Encanto Dr. NW	Jack E. & Jean McCall
162	2202 Encanto Dr. NW	Tom & Helen Rollow
163-164	920 W Monte Vista Rd	Gordon & Eunice McKellips
165	2217 Encanto Dr. NW	Claudette A. Flynn
166	915 W Encanto Blvd	Andrew D. & Sally Hurwitz
167	901 W Encanto Blvd	Terry Allen & Barbara Davis

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
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date entered

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Item number 4

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168	2220 N 9th Ave (& p. of 167)	Forest Kohfeldt
169	2210 N 9th Ave	William E. Miller
170	902 W. Monte Vista Rd	Karl E. & Helen Weisser
171	742 W Monte Vista Rd	George F. & Dolores Randolph
172	2207 N 9th Ave	Mahlon D. & Terrell Prickett
173-174	2217 N 9th Ave	United Bank of AZ P.O. Box 2908 Phoenix, AZ 85062
175	2233 N 9th Ave	C.A. & Carol Wheeler
176	1144 Encanto Dr. NE	Robert W. Stevenson
177	2224 Encanto Dr. NE	William W. Clements
178	2218 Encanto Dr. NE	John Kempe & Deidre Mangum
179-180	2210 Encanto Dr. NE	James & Barbara Johnson
181	2201 Encanto Dr. NE	Thomas & Carol Goldwaite
182	2225 Encanto Dr. NE	Helen E. Gibson
183	2237 Encanto Dr. NE	Richard E. & Lynn Mitchell
190	702 W. Monte Vista Rd	Paul J. & Pat Furgatch

WEST ENCANTO AMENDED

201	2050 N 11th Ave	John & Gertrude Austin
202	2044 N 11th Ave	Palmer & Gertrude Dysart
203	2038 N 11th Ave	John O. Theobald, III Steven & Jan Twist
204	2032 N 11th Ave	Robert W. & Ardith Smith 1905 E. Orange Dr.
205	2026 N 11th Ave	Richard W. Bowers (Phoenix, AZ 85016)
206	2020 N 11th Ave	Frances Ree Williams P.O. Box 33425 Phoenix, AZ 85067
207	2014 N 11th Ave	Bobby & Vurly Boan
208	1102 W Palm Ln	G.G. George
209	1106 W Palm Ln	Benjamin Glina
210	1110 W Palm Ln	H.B. & Winifred Powers

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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Item number 4

Page 11

211	1114 W Palm Ln	Jean Pearson Duncan
212	1118 W Palm Ln	John T. Thompson
213	1122 W Palm Ln	Stanley E. Anderson
214	1126 W Palm Ln	J.C. Hoselton
215	1130 W Palm Ln	Suzanne Kinney
216	1134 W Palm Ln	Alan S. & Carol Kamin
217	1138 W Palm Ln	Christopher Manzano
258	2002 N 13th Ave	Geraldine C. Swift
259	1306 W Palm Ln	David O. Landrith
260	1310 W Palm Ln	Alicia R. Zepeda
261	1314 W Palm Ln	Gayle M. Barrick
262	1318 W Palm Ln	David M. Flory
263	1322 W Palm Ln	Mary Elizabeth Gorton
264	1326 W Palm Ln	Katharine W. Howden
265	1330 W Palm Ln	Harlan Gale Hudson
329	1101 W Encanto Blvd	Godfrey A. Atwater
330	2214 N 11th Ave	Milton K. Buckingham
331	2210 N 11th Ave	Charles J. Mehlum
332	2206 N 11th Ave	Ruth H. Nuttall Perry
333	2202 N 11th Ave	Lorayne H. Clifton

ENCANTO PARK (portion)

100.84 2700 N 15th Ave
acres in
NE $\frac{1}{4}$ of
31-2N-3E
as per
deed 287/63

City of Phoenix
Park, Recreation & Library Dept.
2300 N. Central Ave
Phoenix, AZ 85004

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

Encanto-Palmcroft Historic District
Maricopa County, ARIZONA

ADDITIONAL DOCUMENTATION APPROVAL

fm Keeper Patrick Andrus 10/27/88

United States Department of the Interior
National Park Service

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National Register of Historic Places
Continuation Sheet

SEP 15 1988

NATIONAL
REGISTER

Section number _____ Page _____

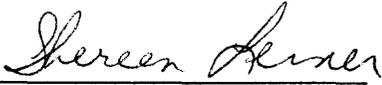
Correction to the Encanto-Palmcroft Historic District, listed Feb. 16, 1984.

Re: 1631 N. 13th Ave., Lot 223 Palmcroft; request for change in status

The Encanto-Palmcroft District is a neighborhood of Spanish Colonial and other Period Revival style houses constructed primarily between 1927 to 1936, although the period of significance of the district was written as 1927-1941. New information from the owner indicates that the house was constructed in 1936 and served as a "Model" home for Johns-Mansville Building products in the Phoenix area. It is also one of two examples of the Georgian Revival style in the Encanto-Palmcroft district.

At the time the district was nominated in 1983, firm construction dates for many of the later houses were not established, and the majority of the houses that were then less than 50 years old were deemed non-contributors. The consultant that prepared the nomination had assigned estimated dates of ca. 1940 for the majority of these properties. Because of the uncertainty over the construction dates, SHPO staff evaluated the contributing status of all Encanto-Palmcroft properties based on whether they exhibited historic architectural characteristics relating to the Period Revival movement. Only those appearing to relate to the earlier period were considered contributing. The non-contributing properties were either early ranch designs from the late 1930's, or post World War II houses. Members of the Arizona Historic Sites Review Committee (HSRC) were consulted for a second opinion in questionable cases. There were numerous properties that were marginal on both stylistic and date concerns. The subject property is one of those marginal cases. Based on the assumption that this was a ca. 1940, or later, house, it was deemed non-contributing.

Based on the new information concerning the date. Considering the entire context of the district, the committee endorsed shifting this property to contributing status. With the firm date of 1936, it is well within the period of significance. As the Johns-Mansville model, this also suggests that the building material companies were intending to begin marketing houses with Period Revival elements and the house would relate to the Period Revival movement, rather than the post war period.

Signed 
Shereen Lerner, Ph.D.
Arizona State Historic Preservation Officer

United States Department of the Interior
National Park Service

12/7/89

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

Encanto-Palmercroft Historic District
Maricopa County, ARIZONA

ADDITIONAL DOCUMENTATION APPROVAL
1632 N. 13th Avenue
728 West Palm Lane

 Keeper William J. [unclear] 12/18/89

DEC 07 1988

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

Correction to the Encanto-Palmcroft Historic District, listed Feb. 16, 1984

Re: 728 West Palm Lane, request for change in status from non-contributor to a contributor in the Encanto-Palmcroft Historic District

The house was listed as a noncontributor in the Encanto-Palmcroft Historic District and described in the original survey/nomination as:

"Ca 1945; Ranch house, one story 'T' plan, altered."

Additional documentation (Phoenix City Directory) has recently been provided by the owner which proves that the Spanish Colonial Revival house was built by 1931. The only alteration which has had any significant impact on the integrity of the original structure, is the replacement in the 1960s of a wood shingle roof with thicker shake shingles. Other properties in the district were designated contributors in spite of shake roofs (eg. 1134 Palm Lane and 946 Palm Lane), thus this alteration alone is not considered significant enough to make the home a noncontributor.

SHPO staff feels the additional documentation regarding the building's date of construction justifies a request to the Keeper of the National Register that the property be considered a contributor to the Encanto-Palmcroft Historic District. The Historic Sites Review Committee concurred with the SHPO's opinion that the status of this property should be changed to "contributor" in the district.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

Correction to the Encanto-Palmcroft Historic District, listed Feb. 16, 1984

Re: 1632 N. 13th Avenue; request for change in status from non-contributor to contributor

The house was listed as a noncontributor in the Encanto-Palmcroft Historic District and described in the original survey/nomination as:

"Ca 1935; One-and-one-half story, 'U' plan, combination flat and red-tiled shed roofs, altered windows, modified."

Additional documentation (architectural plans) has been provided by the owner which prove that the house was designed by Lescher and Mahoney, a notable Arizona architectural firm, and was built in 1931. The plans demonstrate that the house maintains architectural integrity, with alterations limited to the addition of two rooms at the rear (one of which added a partial second story). SHPO staff feels the additions are sensitive to the original design and do not negatively impact the streetscape.

The owner believes that this house was one of the earliest homes built in the (second) Palmcroft subdivision, and that it served as a model. According to an 80 year old eyewitness neighbor, it is said to have been constructed out-of-sight, under a circus tent, to heighten the excitement of grand opening ceremonies whereupon it was "unveiled". Its significance as a model home also warrants contributing status.

SHPO staff feels the additional documentation justifies the owner's request that the property be considered a contributor to the Encanto-Palmcroft Historic District. The Historic Sites Review Committee concurred with the State Historic Preservation Officer that this change was warranted by the new documentation which substantiates the house was constructed well within the period of significance, retains architectural integrity, and makes a contribution to the district.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

Encanto--Palmercroft Historic District

Maricopa County, ARIZONA

ADDITIONAL DOCUMENTATION APPROVAL

Antonieta A. Lee 6/9/92 -

United States Department of the Interior
National Park Service

DEC 22 1992

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

Encanto-Palmcroft Historic District

Arizona Maricopa County

ADDITIONAL DOCUMENTATION APPROVAL
Hancheff, Harold G., House

Albion Byrum 1/8/93

RECEIVED

United States Department of the Interior
National Park Service

DEC 22 1992

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name Encanto-Palmcroft Historic District Amendment

other names/site number Hanchett, Harold G., House

=====

2. Location

=====

street & number (Lot # 72 Palmcroft) 1644 Palmcroft Dr., SW not for publication
city or town Phoenix, vicinity
state Arizona code AZ county Maricopa code 013 zip code

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James W. Gorman STPO/AZ 12/17/92
Signature of certifying official Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

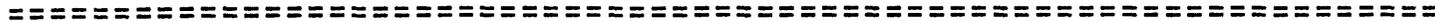
State or Federal agency and bureau

United States Department of the Interior
National Park Service

DEC 22 1992

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Amendment Page 1 Hanchett, Harold G., House
name of property
Maricopa, AZ
county and State



Correction to the Encanto-Palmcroft Historic District, listed on the National Register of Historic Places on February 16, 1984, and amended on June 29, 1992.

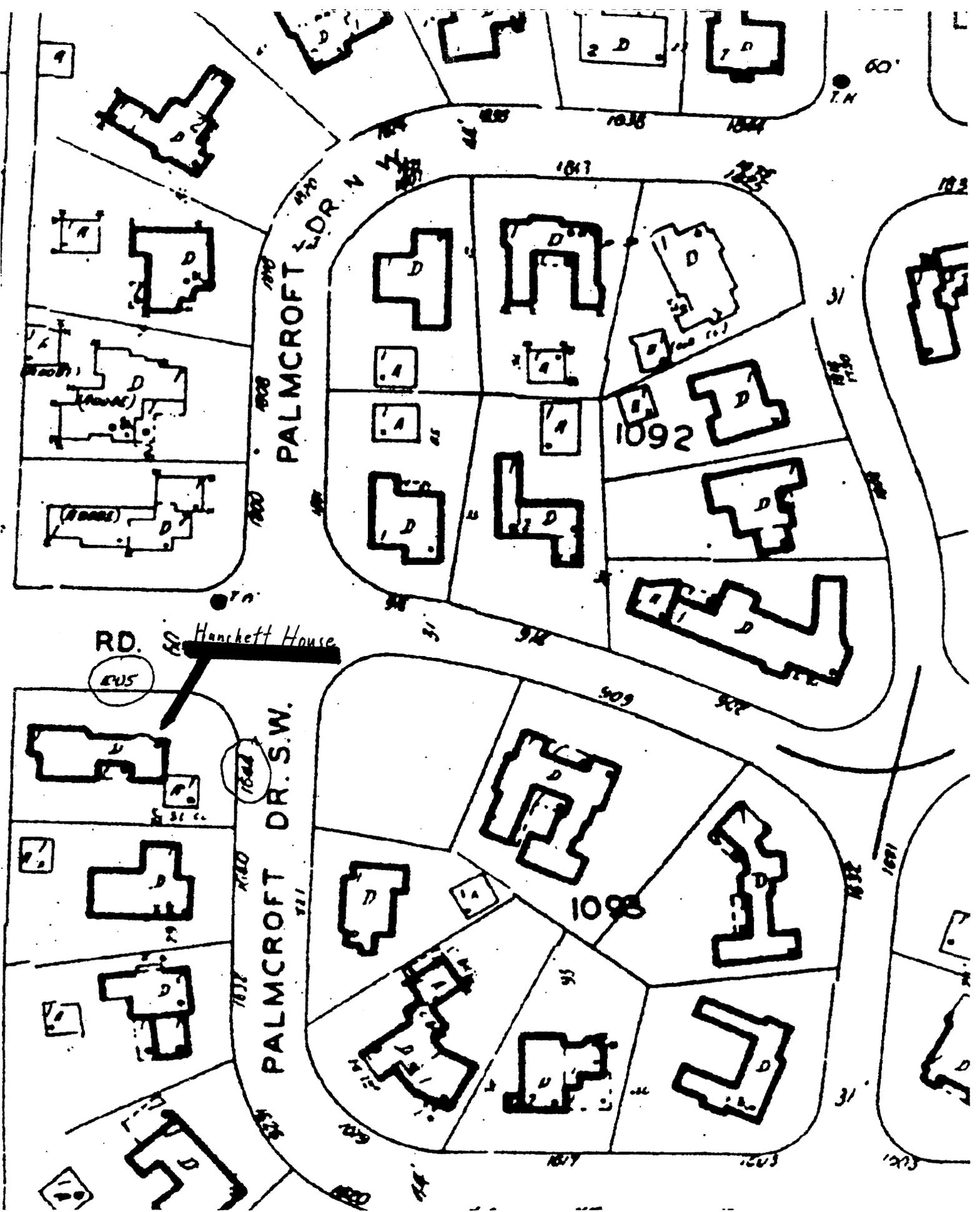
CONTRIBUTING PROPERTY

LOT NO.	HISTORIC NAME	ADDRESS
72 Palmcroft	Hanchett, Harold G., House	1644 Palmcroft Drive S. W.

This property referenced above was listed as a non-contributor to the Encanto-Palmcroft Historic District, Phoenix, Maricopa County, Arizona.

The original research leading to the June 29, 1992 amendment to the Encanto-Palmcroft Historic District could not substantiate that this house was built before 1942. More extensive research in the early Phoenix city directories on the date of construction has recently been completed using the original address of the house, which was 1005 West Coronado Road. This research shows that the house was built by 1937. It was owned and occupied by Harold G. Hanchett, a Phoenix securities and investment broker.

The Arizona SHPO staff requests the Keeper to add the property listed above to the "contributor" list in the nomination, as this new evidence has shown that it does, in fact, contribute to the historic fabric of the Encanto-Palmcroft Historic District.



1963 Sanborn Map DEC 22 1992

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

Encanto-Palmcroft Historic District (Additional Documentation)
Maricopa County, Arizona

ADDITIONAL DOCUMENTATION APPROVAL
84000696

 12/7/93

United States Department of the Interior
National Park Service

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NOV 08 1993

NATIONAL REGISTER

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name Correction to the Encanto-Palmcroft Historic District

other names/site number 1310 West Coronado Road

=====

2. Location

=====

street & number _____ not for publication _____
city or town Phoenix vicinity _____
state Arizona code AZ county Maricopa code 013 zip code 85007

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally. (_____ See continuation sheet for additional comments.)

James Cannon AZSAPD 27/OCTOBER 1993
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (_____ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Correction Page 1 1310 West Coronado Road
 name of property
Maricopa, AZ
 county and State
Encanto-Palmcroft Historic District
 name of multiple property listing

=====

Correction to the Encanto-Palmcroft Historic District, listed on the National Register of Historic Places on February 16, 1984 and amended on June 9, 1992.

CONTRIBUTING PROPERTY

ADDRESS	SURVEY SITE NO.
---------	-----------------

✓ 1310 West Coronado Rd	235-236
-------------------------	---------

The property referenced above was listed as a noncontributor to the Encanto-Palmcroft Historic District, Phoenix, Maricopa County, Arizona.

In the original 1984 nomination, this property was described as:

“Ca 1935; Ranch house, one story, generally rectangular plan”

This property was not included in the 1992 amendment by mistake. A recent examination by the Arizona State Historic Preservation Office staff has confirmed that the building is a good representative of pre-World War II residential construction in the Encanto-Palmcroft neighborhood and of the rise of Ranch Style as a popular architectural form. It retains a high degree of integrity. This house should now be considered historically and architecturally significant as defined by the contexts of the 1984 nomination and the 1992 amendment.

The Arizona State Historic Preservation Office requests the Keeper to add the property listed above to the “contributor” list in the nomination, as it is in fact a contributor to the historic fabric of the Encanto-Palmcroft District.

✓ [A.K.A. 1801 PALMCRIFT WAY NW]

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

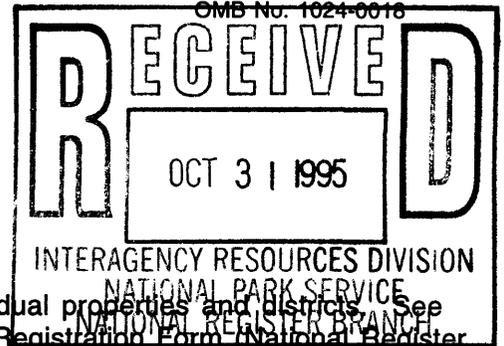
Section number _____ Page _____

Encanto-Palmcroft Historic District Maricopa County ARIZONA 84000696

ADDITIONAL DOCUMENTATION APPROVED

Gregory M. Lapsley 12/17/95

United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

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=====

1. Name of Property

historic name Correction to the Encanto-Palmcroft Historic District

other names/site number 1631 N. 9th Ave.

=====

2. Location

street & number 1631 N. 9th Ave. not for publication
city or town Phoenix vicinity _____
state Arizona code AZ county Maricopa code 01 zip code 85007

=====

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property _____ meets does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide _____ locally. (See continuation sheet for additional comments.)

James W. Gandy ASPMO 25 October 1995
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (_____ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Correction Page 1 Correction to Encanto-Palmcroft Historic District
name of property
Maricopa, AZ
county and State

=====

Correction to the Encanto-Palmcroft Historic District, listed on the National Register of Historic Places on February 16, 1984, and amended on June 9, 1992.

DELISTING OF PROPERTY

LOT: 96 Palmcroft
LOCATION: 1631 North 9th Avenue
HISTORIC NAME: James J. Flood House
DATE: 1936 / 1982

This property referenced above was mistakenly listed as a contributor to the Encanto-Palmcroft Historic District, Phoenix, Maricopa County, Arizona.

The original 1936 building was a one-story metal-frame and sheet metal house, two offset rectangles in plan, and with a flat roof and curving corners at the roof. It included white panel and vertical batten walls with green industrial sash windows. There is an addition at the rear, and an enclosed garage adjacent. This modular prefabricated house was constructed by Del Webb, who went on to become one of the largest developers in post-war Phoenix. The house is similar to ones exhibited at the 1939 World's Fair in New York. Between July and September, 1982, the house was completely altered with the addition of stucco walls and a gabled red-tile roof. This was done in an earnest attempt to be in harmony with the traditional and picturesque qualities of the neighborhood.

The consultant who wrote the 1992 amendment to the district did not recognize that the building had been altered and included it as a contributor in the amended district. This house is not significant as defined by the 1992 amendment.

The Arizona SHPO staff requests the Keeper to delist the property listed above from the list of "contributors" in the amendment since its inclusion was an error.

92000670

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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=====

1. Name of Property

=====

historic name Correction to the Encanto-Palmcroft Historic District

other names/site number 1626 Palmcroft Drive SW

=====

2. Location

=====

street & number 1626 Palmcroft Drive SW not for publication
city or town Phoenix vicinity _____
state Arizona code AZ county Maricopa code 013 zip code 85007

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

JAMES W GONNICK AESSAPD 25 JAN 1999
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Correction Page 1 1626 Palmcroft Drive SW
name of property
Maricopa, AZ
county and State
Encanto-Palmcroft Historic District
name of multiple property listing

=====

Correction to the Encanto-Palmcroft Historic District, listed on the National Register of Historic Places on February 16, 1984 and amended on June 9, 1992.

CONTRIBUTING PROPERTY

ADDRESS

1626 Palmcroft Drive SW
Lot 69 Palmcroft Subdivision

The property referenced above is listed as a noncontributor to the Encanto-Palmcroft Historic District, Phoenix, Maricopa County, Arizona.

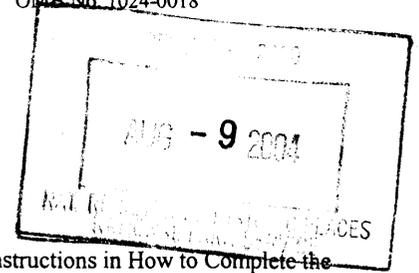
This property was classified as a noncontributor in the original nomination of the district because it was not yet fifty years old at the time. The building was constructed approximately 1940.

This property was not included in the 1992 amendment by mistake. The amendment reclassified properties within the existing district boundary that retained integrity in the new period of significance ending in 1942. A recent examination by the Arizona State Historic Preservation Office staff has confirmed that the building is a good representative of pre-World War II residential construction in the Encanto-Palmcroft neighborhood and of the rise of Ranch Style as a popular architectural form. It retains a high degree of integrity. This house should now be considered historically and architecturally significant as defined by the contexts of the 1984 nomination and the 1992 amendment.

The Arizona State Historic Preservation Office requests the Keeper to add the property listed above to the "contributor" list in the nomination, as it is in fact a contributor to the historic fabric of the Encanto-Palmcroft District.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



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1. Name of Property

historic name Encanto-Palmcroft Historic District- Reclassification of Resource (2109 North 11th Avenue)

other names/site number _____

2. Location

street & number 2109 North 11th Avenue not for publication

city or town Phoenix vicinity

state Arizona code AZ county Maricopa code 013 zip code 85007

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

James W. Garcia AZSHPO
Signature of certifying official

6 JULY 2004
Date

ARIZONA STATE PARKS
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official _____

Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

Signature of Keeper _____

Date of Action _____

I, hereby certify that this property is:

- entered in the National Register
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	suppl	Page	1	Name of Property	Encanto-Palmercroft Historic District (Reclassification of eligibility for 2109 N 11th Avenue)
	_____		_____	County	Maricopa
				State	Arizona

The Encanto-Palmercroft historic District was listed in the National Register of Historic Places on under criteria "a" and "c" at the local level of significance.

At this time, the Arizona State Historic Preservation Office has received documentation indicating the house at 2109 N 11th Avenue has replaced its steel casement windows, and applied a stucco treatment over the historic brick. The house has been substantially altered and no longer retains sufficient integrity to convey its significance. The SHPO requests that the Keeper of the Register remove this property from the list of contributors and adjust the contributing and noncontributing resource counts accordingly.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name **Encanto-Palmcroft Historic District (Amendment)**

other names/site number

2. Location

street & number Encanto-Palmcroft Historic District

not for publication

city or town Phoenix

vicinity

state Arizona code AZ county Maricopa code 013 zip code 85007

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally.
(See continuation sheet for additional comments.)

James W. Givoni AASHPD
Signature of certifying official

22 NOVEMBER 2007
Date

ARIZONA STATE PARKS
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Signature of Keeper

Date of Action

Sandra McCalland

1/9/08

5. Classification

Ownership of Property
(check as many as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(check as many as apply)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	building(s)
33	12	site
		structure
		object
		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

301

6. Function or Use

Historic Functions
(Enter categories from instructions)

- DOMESTIC: Single dwelling (residence)
- DOMESTIC: Multiple dwelling (apartment)
- DOMESTIC: Multiple dwelling (duplex)

Current Functions
(Enter categories from instructions)

- DOMESTIC: Single dwelling (residence)
- DOMESTIC: Multiple dwelling (apartment)
- DOMESTIC: Multiple dwelling (duplex)

7. Description

Architectural Classification
(Enter categories from instructions)

- Modern Movement-Ranch Style

Materials
(Enter categories from instructions)

- foundation Concrete, brick, concrete block
- walls Concrete block, ashlar sand stone
Brick, board-and-batten
- Roof Asphalt shingles, asbestos shingles
wood shakes, clay tiles, built-up roofing
- other Steel casement and wood double-hung
windows

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.) SEE CONTINUATION PAGE 1.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Community Planning and Development
Architecture

Period of Significance

1927-1960

Significant Dates

1927 -- platting of the Palmcroft Addition
 1928 -- platting of the Encanto Addition
 1936 -- first example of Ranch Style house (P-203)
 1945 -- first house (P-237) and apartments (P-015), (P - 130/131) built after WWII
 1960 -- last example of Ranch Style house (E-167)

Significant Person

N/A

(Complete if Criterion B is marked above)

Cultural Affiliation

None

Architect/Builder

Frederick K. Griffin, architect

Jesse U. Rice, contractor in the neighborhood.

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.) SEE CONTINUATION PAGE 14.

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.) SEE CONTINUATION PAGE 20

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

10. Geographical Data

Acreege of Property 213.5 acres

UTM References (Place additional UTM references on a continuation sheet)

1	<u>12</u> Zone	<u>398660</u> Easting	<u>3704520</u> Northing	3	<u>12</u> Zone	<u>399450</u> Easting	<u>3703250</u> Northing
2	<u>12</u> Zone	<u>399440</u> Easting	<u>3704060</u> Northing	4	<u>12</u> Zone	<u>398640</u> Easting	<u>3703260</u> Northing

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) **SEE CONTINUATION PAGE 21**

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.) **SEE CONTINUATION PAGE 21**

11. Form Prepared By

name/title	<u>Don W. Ryden, AIA (historical architect) and Vince Murray, MA (historian)</u>				
organization	<u>Ryden Architects, Inc. and Arizona Historical Research, Inc.</u>		date	<u>3/9/07</u>	
street & number	<u>902 West McDowell Road</u>		telephone	<u>(602) 253-5381</u>	
city or town	<u>Phoenix</u>	state	<u>Arizona</u>	zip code	<u>85007</u>

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A map of the historic district.

Photographs

Representative black and white photographs of the Historic District.

Inventory Sheets

Property Owner

(Complete this item at the request of the SHPO or FPO.)

Encanto-Palmcroft Historic District
Name of Property

Maricopa, Arizona
County and State

name/title Encanto-Palmcroft Historic Preservation Association; President-Ron Pick (on behalf of homeowners)

street & number 1809 Palmcroft Way NE telephone (602)254-0505

city or town Phoenix state Arizona zip code 85007

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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NARRATIVE DESCRIPTION

Nomination Amendment

This amendment of the National Register Nomination, as previously amended, expands the 1927-1945 period of significance of the Encanto-Palmcroft Historic District through 1960, the year of substantial build-out of the original residential subdivisions. The amendment also reclassifies properties as contributors that were previously determined as non-contributors due to insufficient age. Prior to this amendment the district consisted of 300 contributors and 3 non-contributors. This amendment adds 33 contributors and 12 non-contributors to the district resulting in 304 contributors and 15 non-contributors. The district boundary remains unchanged. Outbuildings were not evaluated for National Register eligibility.

Description Summary

The Encanto-Palmcroft Historic District is located two miles to the northwest of the original Phoenix townsite. Associated with the development of Encanto Park and Municipal Golf Course, this upper-income residential neighborhood has a lushly landscaped setting for its high-style homes and apartments of high integrity. The architecture is typified by excellent examples of the Period Revival and Ranch Styles that were popular nationally before and after World War II respectively. Encanto-Palmcroft is one of four important residential historic districts (Roosevelt, F.Q. Story, and Willo) that meet at the intersection of 7th Avenue and McDowell Road.

The homes and apartments constructed in the Encanto-Palmcroft Historic District between 1945 and 1960 essentially completed the build-out of vacant land as envisioned by the original subdivision plats. The vacant parcels still available at the end of World War II were distributed along the east and south sides of the neighborhood as well as scattered within the interior of the two subdivisions, with more vacant lots in the Encanto subdivision. The reason for this pattern of distribution may be attributed to the covenants requiring higher minimum home values in Encanto than Palmcroft and to the lesser desirability of lots along the arterial streets. Also, the need for multi-family housing after World War II, at last sparked the development of apartments on McDowell Road that had been envisioned in the original plats and covenants of the Palmcroft subdivision.

The homes and apartments are primarily up-scaled designs of the popular post-WWII Ranch Style that blend well with the scale and materials of the earlier Period Revival Style dwellings. Although their morphological imagery of low-profile, elongated Ranch Style house contrasts with the two-story, box-like Period Revival Style house, the architectural characteristics are mutually complementary by virtue of similar building materials and the continuity of lawns and lush landscaping. The Encanto-Palmcroft Historic District possesses a variety of popular sub-styles of the Ranch Style typically found in Phoenix and the nation. Throughout the entire period of significance of the district, the duplexes and apartments were designed in the same popular domestic styles as the single-family houses. The multi-family dwellings are an important integral part of the history of the neighborhood from the standpoint of architecture as well as planning.

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Property Functions

The addition of multi-family residences on the periphery to the contributing properties adds another building type to both the historic and current function categories. Given the exclusive image of the upper-income homes of the historic Encanto-Palmcroft neighborhood the presence of rental properties at the perimeter may at first seem incongruous. However, closer examination of the commonalities of the single-family and multi-family dwellings demonstrates a close relationship in terms of the design elements of popular styles during the period of significance.

Throughout the historic period, the rental properties at the perimeter of the neighborhood faithfully followed the current popular styles and construction methods found in the single-family residences. For example, matching, pre-WWII apartments at 1114 and 1118 McDowell Road (P-126, P-128) were constructed in the Spanish Colonial Revival Style using the same materials and detailing as many larger single-family homes within the neighborhood. Subsequently, the post-WWII Spanish Colonial Ranch Style apartments at 734 and 928 W. McDowell Road (P-007, P-015) were built of the same materials and detailing as their single-family contemporaries. Moreover, the visual continuity of Spanish Eclecticism through the use of building massing, arched openings, wood porches, clay tile roofing, and painted brick wall materials not only spans the stylistic periods, but also the income differences of single-family and multi-family dwellings. The designers and builders of both property types shared the same aesthetic sensibilities, if not the same construction budgets.

When compared *architecturally* rather than socially, the single-family and multi-family dwellings of Encanto-Palmcroft reveal much in common. Although each apartment unit is certainly smaller than the smallest single-family house, the scale of the duplex, apartment strip or garden apartment group is comparable to that of the houses. They complement, yet contrast with each other, benefiting from the presence of one another. The apartments provide a very important buffering function for the houses while the stylish houses lend prestige and legitimacy to the apartments. This architectural symbiosis works because of the common ground found in the evolution of architectural style and physical scale as reflected faithfully on the inside and the outside of the neighborhood, from its establishment to its build-out.

Styles

Nine sub-styles of the Ranch Style have been identified within the scope of study. More sub-styles may be represented by the homes already listed on the National Register, especially those early sub-styles popular before and during World War II. Although the Encanto-Palmcroft Historic District is primarily regarded as having one of the richest samplings in Phoenix of residential Period Revivalist Styles from the 1920s and 1930s, it also possesses many excellent examples of the Ranch Styles from the late 1930s through the late 1950s. The Period Revival and Ranch Style upper-income homes of Encanto-Palmcroft are comparable to those found in the exclusive neighborhoods of the Phoenix Country Club and Alvarado. The vacant land that remained in the neighborhood at the outset of World War II

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was virtually built out by 1960 with Ranch Style houses. This pattern of development may also be seen in the F.Q. Story Historic District immediately to the south.

The neighborhood boasts at least nine examples of Ranch sub-styles that span the architectural spectrum from Revivalism to Modernism, including Transitional/Early Ranch, Classic Ranch, American Colonial Ranch, French Provincial Ranch, Spanish Colonial Ranch, California Ranch Style, American International Style, and Contemporary. In addition, as a minimalist interpretation of the Tudor Revival of the 1930s, one example of the Minimal Traditional Style was constructed during this period. The Spanish Colonial Ranch houses prove to be a smooth stylistic transition from the Spanish Colonial Revival houses of the first two decades of the neighborhood. They provide visual continuity in the neighborhood between the two architectural periods. The characteristics that typify the various Ranch sub-styles and the Minimal Traditional Style are listed below:

Transitional/Early Ranch (typical of pre-1945 Ranch Style houses previously listed)

- One story
- Small box-like massing with an L-shaped plan
- Low-pitched gable or hipped roof
- Small porch over the entry at the junction of the two wings
- May have raised wood floor over a crawlspace or a slab on grade
- Usually of brick masonry construction, natural finish or painted
- Small-paned steel casement windows
- Gable ends are usually of horizontal wood siding
- Detached garage

Classic Ranch

- One story
- Elongated rectangular or L-shaped plan with the broad side facing the street
- Variety of roof types including gable, hip, or intersecting gables and/or hips; all roof types are low-pitched with overhanging eaves
- Minimal porch, usually in the form of an extended eave, with or without posts
- Attached carport or garage, early examples have detached garage
- Typically of concrete block masonry construction; some early examples were of brick or frame with stucco
- Steel casement windows with no trim; fixed and sliding aluminum frame windows were introduced in 1959
- Houses built before 1958 have few or no decorative elements: wood shutters and weeping mortar are occasionally seen
- Houses built in the late 1950s show a greater range of decorative elements, including brick or ashlar sandstone wainscoting, board-and-batten siding
- Houses built in the late 1950s having a combination of scroll-cut decorative fascia, "ski-jump" eaves extensions at the front façade and chalet-like dormers may be considered as Chalet Ranch houses; Classic Ranch houses may exhibit one of these features

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American Colonial Ranch

- One story
- Rectangular or L-shaped plan
- Low-pitched gable roof
- Usually built of concrete block or brick masonry
- Classical moldings on cornices, window and door openings
- Often horizontal wood siding on the gable ends
- Steel casement windows with wood shutters
- Simple masonry chimney
- Often has an attached carport or garage

French Provincial Ranch

- One story
- L-shaped or irregular plan
- Usually a low- to medium-pitched multiple hip roof; asphalt or wood shingles
- Usually built of concrete block or brick masonry
- Tall casement windows sometimes with diamond panes, often with wood shutters
- Small porch with decorative wood or wrought iron or cast iron filigree posts
- Attached carport or garage

Spanish Colonial Ranch

- One story
- Elongated rectangular or L-shaped plan with the broad side facing the street
- Low-pitched gable or cross-gabled roof with red clay tile and exposed heavy rafter tails
- Masonry walls veneered with stucco; usually painted white or may be rose or tan
- Arched openings
- Occasionally decorative quatrefoil windows and niches
- Massive short chimneys
- Steel casement windows
- Attached carport or garage

California Ranch

- One story
- Elongated L-shaped plan with broad side facing the street; or irregular rambling plan
- Low-pitched cross-gabled roof with overhanging eaves and wood or asphalt shingles
- Long shed-roofed porch with wood posts spans across almost the entire front façade reminiscent of a vernacular bunkhouse; may have struts at the posts and wood railings to emphasize the Old West image
- Usually built of concrete block or brick masonry; may have board-and-batten walls
- Steel casement windows, occasionally with wood trim or diamond panes or rustic shutters

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- Attached carport or garage
- Houses built before about 1958 have few or no decorative elements; wood shutters and weeping mortar are occasionally seen
- Houses built in the late 1950s show a greater range of decorative elements, including brick wainscoting, board-and-batten siding, and scroll-cut decorative fascia

Contemporary

(Gable roof substyle)

- One story
- Rectangular plan or elongated L-shaped plan with broad side facing the street; or irregular rambling plan
- Low-pitched gables or intersecting gables with deep overhanging eaves; some examples with a broadside rectangular plan have a large gable roof spanning the long dimension of the house
- Often the gable roofs have heavy exposed beams at the ridge and side walls
- Heavy masonry piers or wood posts may support roof beams to create a porch
- Concrete block especially in stack bond pattern (8x8x16" units) or running bond (8x4x16" units); tabular field stone veneer is often found; horizontal or wood siding is common
- Steel casement windows without muntins or large fixed windows trimmed in wood
- Absence of traditional detailing
- Attached carport, rarely a garage

(Flat roof substyle)

- One story
- Rectangular, square, or irregular plan with the broad side facing the street
- Low, angular box-like massing
- Flat roof with deep overhanging eaves; some examples have parapets
- Concrete block or brick; some examples have stucco veneer on masonry or frame
- Small-paned steel casement windows
- Few or no decorative elements; Modernist elements when they occur

Minimal Traditional

- One story
- Elongated rectangular or L-shaped plan with the broad side facing the street
- Usually a gable roof, but hip or intersecting gables or hips may occur; all roof types are low-pitched with shallow overhanging eaves and gable rakes; some eaves are finished with cornice moldings
- Minimal porch, usually in the form of an extended eave, with or without posts
- Typically of concrete block masonry construction; some early examples were of brick or frame with stucco or were of frame with wood siding
- Steel casement or double-hung windows or wood double-hung windows
- On larger and later houses details may be found referring to Tudor Revival

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- Detached garage

Materials

The homes of the Encanto-Palmcroft Historic District retain the continuity of architectural quality throughout the entire historic period of development. Although the design aesthetics of Period Revival styles changed markedly after World War II with the unchallenged popularity of the Ranch Style, the character of the neighborhood is retained to a great degree by the new applications of the traditional building materials. The Early and Classic Ranch Style houses built before 1952 utilized traditional materials typically seen on the earlier Period Revival styles. The last such house using painted brick for the exterior wall finishes was the 1951 Classic Ranch Style house at 1609 Palmcroft Way SW (P-228). The last use of asbestos roofing shingles is seen on the 1957 house at 2226 N. 7th Avenue (E-186).

Not until the 1950s did new construction materials make a debut in the neighborhood. Replacing painted brick as the preferred masonry for Ranch Style houses, painted concrete block first appeared here in 1952 at 1011 W. Coronado Road (P-024). Although mill-finished aluminum windows with sliding sashes became available in Phoenix in 1959, only one historic-period house in the district was originally constructed with this new product. (E-167) Thus, the presence of aluminum windows is generally an indicator of a post-historic-period house or alteration of a historic house. Also, concrete slump block replicating traditional natural adobe appeared in Phoenix in about 1962. Thus, the slump block houses and additions in the neighborhood were constructed after the close of the historic period in 1960. For example, the unique 1960 fired adobe house at 901 W. Encanto Boulevard (E-167) has a detached garage built of exposed slump block that complements, without matching, the original material.

The materials characteristic of the various Ranch Style sub-styles and the Minimal Traditional Style include the following:

Foundations

- Painted concrete
- Painted concrete block
- Exposed brick and painted brick

Walls

- Exposed and painted brick
- Painted concrete block, occasionally with weeping mortar
- Ashlar sandstone veneer (from the quarries near Ash Fork, Arizona)
- Wood siding of board-and-batten or shiplap
- Aluminum siding (a post-historic remodel material over similar pattern of wood siding)
- Fired adobe block (circa 1960s locally; more popular in Tucson than Phoenix)
- Concrete slump block (a post-historic remodel material replicating natural adobe)

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Roof

- Asphalt shingles
- Wood shakes
- Built-up roofing on flat roofs (American International Style) and very low-pitched gable roofs (Contemporary Style)
- Asbestos shingles, usually rectangular in shape with red clay tile ridge caps
- Spanish red clay tile
- Concrete tile (a post-historic remodel material replacing similar pattern shingles)

Windows

- Wood double-hung windows
- Steel casement, fixed, and double-hung (rare) windows, picture windows, diamond-paned fixed and casement windows, bow windows
- Glass block
- Mill-finished aluminum (a late-historic material)

Ornamentation

- Wood shutters
- Square wood porch posts
- Wrought iron or cast iron porch columns

Physical Relationship of Buildings

The buildings included in this amendment filled in most of the vacant lots that existed in the neighborhood in 1941. The previously undeveloped vacant land was found in two physical situations, i.e., those individual lots between existing homes or those broad strips of vacant lots along the arterial streets. These in-fill houses retain the patterns of location established by the previous dwellings. They maintain the same rhythm based on lot sizes and the same distance from the street based on setback requirements. There are also examples of lot splits and consolidations that modified the original plat in order to build larger houses. For example, on Encanto Drive SW, the four original parcels were modified to create three larger parcels (E-033, 2111 Encanto Drive SW).

The efficient straight streets with equal-sized lots promoted a regularity of traditional streetscape pattern. That steady rhythm was syncopated by lot splits that enlarged or compressed parcel frontages. By contrast, the circular street layout created many more corner lots than would occur on long straight blocks. Moreover, the polygon shapes of the lots within the circles encouraged the design of irregularly shaped houses creating a more visually interesting sculptural relationship of buildings and spaces.

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Historic Appearance of the District

In 1945 the neighborhood appeared very much as it is today except for having more than 50 vacant lots scattered through the inner neighborhood and lining frontages on 7th Avenue and McDowell Road. The development of most of these vacant parcels nearly filled the Encanto and Palmcroft subdivisions by 1960. The Encanto Park and Golf Course had been developed in the late-1930s and presented a beautiful landscaped amenity for the surrounding residential neighborhoods. The park and golf course still enhance the character of the neighborhood. Development along 7th Avenue and along McDowell Road had lagged because few homeowners wanted to build an up-scale house on a busy arterial street. So it was that in 1946 most of the lots along the arterials were vacant.

The contributing properties added to the existing National Register listing are significant for being the dwellings that completed the planning concept of the original subdivision designs. By examining the accompanying map of post-1945 properties, one may readily see the distribution pattern of most of the vacant lots in the Encanto-Palmcroft neighborhood at the close of World War II. The map demonstrates that properties constructed after 1945 either were scattered throughout the interior or lined the edge of the neighborhood. For various reasons those lots were less desirable than the others that were previously developed. The vacant parcels along the major arterial streets obviously were adversely affected by traffic noise and a lack of privacy and serenity. Hence these lots were less desirable for single-family residential development.

Among the last vacant properties to be developed in the original Palmcroft subdivision are the commercial buildings on McDowell Road at the intersections with 7th Avenue and with 15th Avenue. Constructed after the close of the period of significance, the gas station at 15th Avenue, and the Circle K convenience market and the office building at 7th Avenue do not contribute to the historic district.

The recreational area of Encanto Park, south of Encanto Boulevard and east of 15th Avenue, was not included within the original historic district nomination, or any of the subsequent amendments, including this one. The boundary of the historic district remains unchanged by this amendment. Aerial photographs indicate that during the pre-World War II period of significance, this area contained only grassy playing fields. After the war, during the expanded period of significance, the public swimming pool and associated bath house and equipment building were constructed. After 1960 additional recreational features were constructed around the pool area including several tennis courts, handball courts, and other play courts. Most of the open lawn area still exists and is used for informal games of soccer and football. The post-historic play court additions have compromised the integrity of the setting of the pool complex as seen from the intersection and thus, the active recreation area is considered a non-contributing feature that is excluded from the district boundary.

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General Character of the District

The original developer and designers of the Encanto and Palmcroft subdivisions created an interesting variety of visual effects by using concentric squares of looped roads in the four quadrants of the neighborhood. (The west half of Encanto was replatted in 1938 as the park's recreation area.) a combination of five types of urban street layouts were implicit in those concentric squares:

1. Straight collector streets on the orthogonal grid
2. Short L-shaped streets that form a square loop
3. Curved narrow streets intersecting at the center of the square loop
4. Angled streets slightly off the north-south grid with landscaped triangular medians
5. Sweeping-curve collector street that emphasizes the open space of park and golf course.

The large lots, palm-lined curving streets, mature landscaping, and well-kept green lawns distinguish Encanto-Palmcroft from most other contemporary neighborhoods in Phoenix. Although the nearby Roosevelt, F.Q. Story and Alvarado Historic Districts share the similar feeling of palm-lined streets, their streets are laid out in orthogonal grid patterns and do not have the same picturesque quality created by the curved streets. The short curved streets create a feeling of enclosure that contrasts with openness of the long straight streets. The rhythm of the regularly spaced palms emphasizes the feeling of distance with the visual effects of one-point perspective on the straight streets.

The layout of the curved and straight streets in Encanto and Palmcroft allowed the opportunity for a variety of lot sizes and shapes. Along the straight collector streets of 11th Avenue and Palm Lane, the identical, rectangular lots are relatively small, about 65' wide by 110' deep. The earlier and more modest Ranch Style houses tend to be found on these lots. The larger, irregularly-shaped corner lots are the sites for the later, impressive rambling Ranch Houses. The triangular lot at 2201 N. Encanto Drive NE (E-181) is the site for the remarkable American International Style house that conforms to the property's shape. Immediately to the north at 2225 N. Encanto Drive NE (E-182) is a rambling Ranch Style house. Because its lot is wider than deep, the broad frontage allows the irregular floor plan that gives these Ranch Style houses their popular nickname "ramblers". The advent of two-car garages attached to the main house contributed to the rambling character of the Ranch Style houses. Unlike the Ranch Style tract subdivisions where carports were the rule, the custom-built, later Ranch Style homes of Encanto-Palmcroft virtually all have attached two-car garages.

The character of the neighborhood is defined, in good part, by the presence of mature palms and by the historic light standards lining many of the streets. Regularly-spaced California fan palms (*Washingtonia filifera*) are used as street trees in the Palmcroft subdivision and along Palm Lane and 11th Avenue. Planted in the public right-of-way, the palms are sometimes found in tree lawns defined by the public sidewalk or along the curb where no sidewalks occur. These mature palms are very important character-defining features of the district. They are the thematic namesake of "Palmcroft", meaning "grove of palms". They enhance the continuity of the lush, green lawns and landscaping of the neighborhood and distinguish Palmcroft from Encanto, which has no comprehensive street tree plan. Also within the public right-of-way are found the original lamp posts and green lawns of parkways and medians. Furthermore, the

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formally landscaped Valley Garden Club property (previously listed) contributes greatly to the up-scale character of the Encanto-Palmcroft Historic District as perceived from 15th Avenue. Moreover, the Garden clubhouse, with its full-length shed porch and carport-like porte cochere, is an excellent example of the California Ranch sub-style.

General Condition of Buildings

In general, the buildings in the district, including the buildings of this amendment are in fair to excellent condition. The majority of the homes are kept in very good repair. The rental properties along McDowell Road vary in their physical condition from fair to good. The integrity of the buildings, i.e. the authenticity of the original design, also varies from good to excellent. There are, however, notable exceptions where post-historic-period additions and alterations have removed or obscured the original fabric of the buildings. A few houses have suffered a loss of integrity through the addition of tall courtyard walls that obscure the primary façade or through the addition of carports or garages that do likewise. Some houses have been determined as non-contributors due to extensive alterations combining both wall veneering and window replacements.

Important Contributors

The contributing properties of this amendment are primarily significant for completing the build-out after World War II of the original subdivisions. The architectural character of the later Ranch sub-style dwellings distinguishes them as being post-WWII buildings. The architecture of the pre-war development is characterized by Period Revival and early Ranch Style dwellings. The same post-war architectural styles are shared by single-family and multi-family dwellings. Single-family dwellings are the typical build-out dwellings on the 7th Avenue frontage and interior lots of the neighborhood. Apartments are found as the majority of build-out dwellings on the McDowell Road frontage. The best examples of post-World War II architectural styles, both in single- and multi-family applications, are recognized as important contributors to the amendment inventory of build-out properties.

Classic Ranch Style	E-170	Weisser House	902 W. Monte Vista Road	1957
Spanish Colonial Ranch Style	E-182	Luke House	2225 Encanto Drive NE	1949
Spanish Colonial Ranch Style	P-007	Apartments	734 W. McDowell Road	1947
California Ranch Style	E-167	Smith House	901 West Encanto Blvd.	1960
California Ranch Style	P-228	Manley House	1609 Palmcroft Way SW	1953
French Provincial Ranch Style	E-415	Rice House	1117 West Encanto Blvd.	1953
Contemporary Style	E-181	Griffin House	2201 Encanto Drive NE	1952
Contemporary Style	E-031	Lawrence House	2102 N. 9 th Avenue	1959
Minimal Traditional Style	P-064	Gov. Osborn House	1615 N. 9 th Avenue	1948

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Eligibility

IE = Ind. Elig.
NC = Non Contrib.

C = Contributor
Rev = Reversible

Style

Fr. Prov. = French Provincial
Ranch-Spn.Col. = Ranch-Spanish Colonial
Min'l Trad'l = Minimal Traditional
Neo Fr. Eclec = Neo French Eclectic

Mod. = Modern

Site No	Historic Name (s)	Address	Date	IE	C	NC	Rev	Reason	Style
E-001	Birmingham House	701 W. Monte Vista Road	1953	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch-Classic
E-002	Harvey House	2108 N. 7th Avenue	1957	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Contemporary
E-025	.Zeidler House	2107 N. 9th Avenue	1948	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch-Fr. Prov.
E-028	McKey House	901 W. Monte Vista Road	1948	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch-Fr. Prov.
E-029	Stapley House	2114 N. 9th Avenue	1952	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Contemporary
E-031	Lawrence House	2102 N. 9th Ave	1959	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Contemporary
E-033	Dreiseszun House	2111 Encanto Dr. SW	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch-Classic
E-042	Rau House	901 Encanto Drive SW	1955	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch-Classic
E-165	Driggs house	2217 Encanto Drive NW	1949	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch-Classic
E-167	Smith House	901 W. Encanto Blvd.	1960	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Calif. Ranch
E-170	Weisser House	902 W. Monte Vista Road	1957	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch-Classic
E-176	Sitton House	2244 Encanto Drive NE	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch-Spn.Col.
E-181	Griffin House	2201 Encanto Drive NE	1952	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Contemporary
E-182	Luke House	2225 Encanto Drive NE	1949	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch-Spn.Col.
E-184	Kiss House	701 W. Encanto Blvd.	1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Ranch-Fr. Prov.

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E-186	Rantz House	2226	N. 7th Avenue	1957	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Calif. Ranch
E-189	Schwartz House	2214	N. 7th Avenue	1956	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Contemporary
E-415	Rice House	1117	W. Encanto Blvd.	1953	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Ranch-Fr. Prov.
P-007	Apartments	734	W. McDowell Road	1947	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Ranch-Spn.Col.
P-013	Apartments	918	W. McDowell Road	1941	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Ranch-Classic
P-015	Apartments	928	W. McDowell Road	1945	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Ranch-Spn.Col.
P-023	Spencer House	1635	N. 11th Ave.	1954	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Ranch-Fr. Prov.
P-024	.	1011	W. Coronado Road	1950	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Ranch-Classic
P-064	Governor Osborn House	1615	N. 9th Avenue	1948	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Min'l Trad'l
P-092	Pollak House	1628	Palmcroft Drive SE	1948	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Ranch
P-103	Soelle House	1627	Palmcroft Drive SW	1951	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Ranch-Fr. Prov.
P-106	McClennen House	1632	N. 9th Ave.	1947	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Ranch-Classic
P-120	Olsen House	1819	Palmcroft Drive NE	1952	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Ranch-Fr. Prov.
P-129	Apartments	1122	W. McDowell Road	1952	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Ranch-Classic
P-130/13	Apartments	1126	W. McDowell Road	1945	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Ranch-Classic
P-132	Duplex with Detached Apartment	1601	N. 13th Ave.	1946	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Ranch-Classic
P-228	Manley House	1609	Palmcroft Way SW	1953	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Calif. Ranch
P-237	Roca House	1811	Palmcroft Way N.W.	1945	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Ranch-Classic

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E-004	.	2020 N. 7th Avenue	1964	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not of Age	Ranch-Fr. Prov.
E-006	.	2008 N. 7th Avenue	1999	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not of Age	Norman Revival
E-009	.	716 W. Palm Lane	1966	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not of Age	Mod. Territorial
E-187	.	2220 N. 7th Avenue	1947-48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Walls hide façade	Ranch-Spn.Col.
E-257	.	1301 W. Holly Street	1941	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Loss of Integrity	Early Ranch
P-016	.	930 & 9 W. McDowell Road	1947	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Loss of Integrity	Mod. Territorial
P-047	.	701 W. Palm Lane	1971	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not of Age	Bungalow
P-052	.	1818 N. 7th Avenue	1952	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Loss of Integrity	Min. Traditional
P-061	.	1622 Palmcroft Drive SE	1966	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not of Age	Modern
P-127	.	1114 W. McDowell Road	1931	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Loss of Integrity	Commercial
P-180	.	1802 N. 11th Avenue	1979	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not of Age	Neo Fr. Eclac.

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STATEMENT OF SIGNIFICANCE

SUMMARY

This amendment of the National Register Nomination, as previously amended, expands the 1927-1945 period of significance of the Encanto-Palmcroft Historic District through 1960, the year of essential build-out of the original residential subdivisions. The amendment also reclassifies properties as contributors that were previously determined as non-contributors due to insufficient age. The contributing properties that essentially completed the build-out of the original subdivisions are eligible for listing at a local level of significance under Criterion A for their association with the post-WWII in-fill of the district within the larger context of planning and development of Phoenix residential neighborhoods. They are also eligible under Criterion C as excellent examples of custom homes from the Ranch Style Era, which enjoyed national popularity from 1935 to about 1975.

NARRATIVE STATEMENT OF SIGNIFICANCE

The period following World War II was an era of rapid change for Arizona and especially for the Phoenix metropolitan area. Development activity in the Phoenix area increased with a resurging local and national economy. This led to urban expansion into rural areas, as well change in the housing market that increased residential densities in central Phoenix. While various congressional acts, such as the GI Bill, created financial incentives for home ownership, and provide affordable housing for returning servicemen and their families, the large number of subdivisions and housing projects created a competition for limited resources and created a shortage in building materials.

While most of the new construction took place in the suburbs, development also occurred in the affluent subdivisions, such as the Encanto and Palmcroft subdivisions, but with certain adaptations to local and national trends. The Ranch Style homes in the Encanto-Palmcroft Historic District, while influenced by postwar suburban architecture, were custom designed and generally built of higher quality workmanship and materials, similar to the older homes in the neighborhoods, with stucco or brick walls and red-tile roofs. These newer homes are dispersed through out the subdivisions and provide consistency by virtue of their mass, scale, materials, setback, and landscaping. By 1960, almost all of the lots within Encanto and Palmcroft were built out, completing the design of the original 1920s planners, an urban enclave for the higher echelons of Phoenix society.

EXPANSION OF THE HISTORICAL CONTEXT (Criterion A)

Post-World War II and the Rise of the Ranch Style House

Subsequent to the end of World War II, a number of demographic and economic conditions created a high volume of housing production in Arizona. People were arriving by the thousands, including returning servicemen who were trained at bases in central Arizona during the war, attracted by Arizona's mild climate, low living costs, and positive

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employment outlook. Many of the manufacturing companies, which had come to the Valley during the war, also chose to stay. Between 1940 and 1950, the state's population increased by almost 25,000 a year. In the 1950s, the average annual increase doubled to 55,000 new residents.

While the population was growing, during the war there had been little new housing built. Wartime restrictions severely limited the availability of building materials for any structure not deemed defense related. When the war ended, and the economy was recovering, building materials were still scarce. As the material resources became available, the need for housing also increased. Developers had been subdividing land during the war and though there existed plenty of newly cleared agricultural land ready, it would take more than a year for developers to properly prepare for the coming housing boom.

Fueled by the federal government's Federal Housing Administration and Veterans Administration loan programs, financing for residential developments and home purchases was readily available for both builders and buyers. Responding to the high demand for housing, builders created a number of practices and innovations to increase production while making homes more attractive to potential clients. To reduce costs, developers created mass production techniques allowing them to achieve economies of scale that were not possible with individually crafted homes, including a continuous rolled curb, which allowed flexibility in the placement of houses and driveways on their sites.

Mass production techniques also affected housing design. Builders adapted the assembly-line principles of speed and efficiency first developed in World War II plant manufacturing operations to the construction of homes. Groups of workers moved through a stationary house, each focusing on a particular component of the development, such as the framing, electrical, and plumbing. Some materials and parts were mass-produced, so items such as roof trusses, brick, concrete blocks, steel casement and aluminum horizontal sliding windows, prehung doors, kitchen cabinets, and drywall which characterize much of the postwar housing were constructed and assembled offsite and delivered to the lot for installation. Assembly line production techniques and the standardization of parts reduced the cost to homebuyers while allowing volume home builders to operate on a small net profit, sometimes as little as \$200 per house.

With the homogenization of building practices, the postwar residential housing form no longer provided the diversity of character that differentiated homes in earlier twentieth century neighborhoods. Housing design became a more regular, typically single story, rectilinear plan, though builders used a variety of applied features, materials, and techniques to achieve the appearance of diversity within neighborhoods, such as extended roof styles and varying window types, styles, and ornamentation. Porches disappeared and detached garages became attached, eventually losing their doors and wall panels to evolve into carports. Within the home, the living room moved to the rear of the house connecting to the patio and the backyard. The backyard increased as houses moved closer to the front of the lots, reducing the standard setback to twenty to twenty-five feet from the property boundary and increasing the minimum lot width fifty feet. The outdoors became a focal feature made more important with patios, barbecues, and swimming pools.

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In postwar Arizona, the typical house was a single-level, Ranch Style, with concrete block walls, concrete floors, and low-pitched roofs covered with asphalt shingles. Most roof styles were gable, hip, or a modified hip shape with the broadside to the street. The houses often had a simple, rectangular form but upscale versions and custom-designs were characterized by projecting wings or a more irregular footprint and more exterior façade detailing. To keep homes more economical, builders substituted less expensive materials such as plywood, concrete, or cinder block, and asphalt for expensive materials for the more costly wood, brick, stone, or ceramic tile. The selection of materials used was largely influenced by local availability and cost and during the 1950s, new products such as plastics and exposed metal finishes were well-received. Later, preferences reverted to more authentic and traditional looking building materials.

As building materials became more readily available, the competition increased. To appeal to potential buyers, builders started varying house styles, materials, and features and tacked on influencing features to represent the characteristics of other styles such as a Swiss Chalet, English Tudor, and American Colonial. The Ranch became the popular choice and, with its rambling, single-story layout, and varying materials on the front façade such as board and batten over brick, it represented a romanticized version of a Western lifestyle.

Postwar Build out of the Encanto and Palmcroft Subdivisions

While large-scale developers were catering to the new property owners in the suburbs, custom homebuilders were infilling the open lots in the Encanto and Palmcroft subdivisions with upscale variations of this newest style. These homes were not the typical Ranch Style tract homes being built on the fringes on the city. Instead, they were individually crafted homes created with high-quality materials. However, their design and construction were influenced by current trends. Hence, the earlier Ranch Style homes in the district used similar materials to their 1930s counter-parts, while later construction utilized more of the postwar innovations and technology. As developers introduced variations into the Ranch Style, borrowing characteristics from other earlier styles, so too did the custom home builders in the Encanto Palmcroft subdivisions. These sub-type elements assisted in the blending of the Ranch Style into the older Period styles of the neighborhood.

The homes were also influenced by their location. Their massing, scale, and landscape were all dictated by the earlier subdivision design and covenants, and the more recent zoning ordinances. When platted, Palmcroft homes required minimum construction costs, \$5,000 for homes on 11th Avenue and Palm Lane, \$6,000 on all other streets except McDowell Rd, and setbacks of at least twenty-five feet on interior lots and thirty feet on Palm Lane, 7th Street, and McDowell Road. Encanto required similar restrictions, \$12,000 for lots facing Encanto Boulevard and \$10,000 for interior lots, and building delineations provided for each street to coordinate consistent angled setbacks that conformed to the curve of the streets. Introduced to maintain long-term property values by mandating or prohibiting certain construction behaviors, these covenants were private contracts between the original developer and all subsequent buyers and were legally enforceable as deed restrictions. In 1941, the city of Phoenix's General Planning and Zoning Ordinance supported these covenants by zoning the Encanto and Palmcroft subdivisions for single-family

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residence, except for the lots facing McDowell Road, which allowed for multiple family and apartments. This ordinance stabilized the subdivisions' future use as a desirable, upper-scale, low-density, residential area.

Unlike the large scale affordable housing projects taking place around the fringes of the city, the postwar infill development in the Encanto and Palmcroft subdivisions indulged a specific clientele, the city's upper class. The new occupants were very much like the original neighbors: large business owners, bank presidents, ranchers, principal partners in esteem law firms, and political leaders of local and statewide importance.

The Apartments on McDowell Road

On the periphery of single-family residential districts, it was an ordinary practice to build small duplex, triplex, or four-plex apartments with single story structures. These buildings were residential in character, typically designed in the same styles of the nearby postwar single-family homes. Larger apartment projects were also constructed as a buffer between single-family districts and commercial shopping areas.

The characteristic design of postwar apartments related to their project size and layout, complex plans, building types and architectural styles, as well as a range of possible amenities. Apartment projects constructed in the first postwar decade were typically small -- fewer than five units -- or medium size -- with five to forty-nine units.

The size of the individual buildings in a garden apartment project steadily grew in the postwar years. While it was a common practice in the late 1940s and early 1950s to arrange duplexes, triplexes and four-plexes in a corridor, "L" or "U" plan to create an open courtyard, by the late 1950s and early 1960s the individual buildings within a complex were often two stories with a minimum of eight units each.

The apartments on McDowell Road are illustrative of larger residential subdivision development practices of the period. That is the construction of small, infill, multi-family projects built on the fringes of single-family districts. Beginning in the 1930s, apartments were built on McDowell Road as part of the original Palmcroft design and as allowed by the subdivision's covenants. The postwar built apartments continued this development and, like the residences within the subdivision, reflect the current trends in their style and materials.

EXPANSION OF THE ARCHITECTURE CONTEXT (Criterion C)

Architectural Significance

The dwellings built after 1945 in the Encanto-Palmcroft Historic District reflect the nationally popular residential style of the period, the Ranch Style. The Ranch Style was introduced to the nation in 1935 by a group of California architects, most prominent of which was Cliff May. This new residential style was developed in response to the economic limitations of the Great Depression that had begun some five years earlier. The cost of detailing the Period Revival houses popular nationally in the late 1910s through 1930 became prohibitive to most middle-income home buyers. The Ranch Style was intended as an affordable, yet respectable, expression of domestic architecture. Its

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appearance coincided with the federal government's low-interest loans through the newly established Federal Housing Authority (FHA) and later with the homeowner loans from the Veteran's Administration (VA).

Even though the Encanto-Palmcroft neighborhood was still one of the more affluent and exclusive residential areas of Phoenix in the 1930s, its rate of home starts was noticeably affected by the Depression. As Phoenix and the nation were beginning to recover from the economic hard times, America was suddenly thrust into World War II with the bombing of Pearl Harbor in 1941. Many western states, including Arizona, became the training and testing grounds for America's new troops and weapons. Near Phoenix the Department of Defense established what became Luke Air Force Base and Williams Air Force Base. War-time manufacturing also came to the Phoenix area with the Reynolds Aluminum Plant. The war effort brought more money and residents to the Salt River Valley. The business economy improved, but construction materials were difficult to obtain for the building of private homes. Thus, home starts in the Encanto-Palmcroft neighborhood were few during the war, increasing to a steady pace after victory was won. The peak of post-WWII home construction occurred in 1952. The modest, early Ranch Houses of the 1930s were indicative of the constraints of the economic times. The post-war boom of the late 1940s and the 1950s is reflected in the custom-built, rambling Ranch Style homes of the business, professional, and political leaders in Encanto-Palmcroft. The availability of construction money and materials is readily evident in the increased size, complexity and embellished detailing of the Ranch Style houses.

The houses, duplexes and apartments that are included in this amendment virtually all are variations of the Ranch Style so popular nationally after World War II. The nine sub-styles found in the Encanto-Palmcroft Historic District represent an excellent cross-section of architectural variety attained by Ranch Style homes. The size and complexity of design of the houses here generally follow the 30 years of stylistic evolution of the Ranch Style typically seen through out the Salt River Valley. However, given the affluence of the neighborhood, the size of the houses and the quality of design surpass the typical examples of Ranch Style found elsewhere in Phoenix during the period. The quality of the design, materials and workmanship of the homes of the Encanto-Palmcroft neighborhood were the benchmark of the best residential architecture available in Phoenix from the 1920s to the 1960s. It set a standard to which architects and builders would aspire in finer neighborhoods or would ape in mass production.

The few vacant residential lots remaining in the neighborhood after 1960 were filled with houses of styles typical of the Post-Ranch Styles. During the mid-1960s in Phoenix a modernist expression of Spanish Eclecticism replaced the Ranch Style as the popular image for residential and commercial architecture. Thus, the imagery of the Old West ranch house was eclipsed by that of the Mexican casita, albeit with a modernist bias. Gable roofs and red brick were abandoned for flat roofs and white stucco. The use of slump block as a replication of adobe masonry is found to be a character-defining material in common with the two styles. The 1966 slump block Spanish Casita at 716 W. Palm Lane (E-009) is a good example of the Spanish Casita Style popular in the mid-1960s and 1970s following the period of significance. Another form of Neoelecticism is found with the 1979 Neo-French house at 1802 N. 11th Avenue (P-180).

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				County	<u>Maricopa</u>
				State	<u>Arizona</u>

Criteria of Evaluation for Eligibility

The post-WWII properties meeting the age criteria were evaluated for eligibility using the criteria of the National Register Bulletin (16A) and the published policies of the Arizona Historic Sites Review Committee. The buildings were evaluated for local significance under Criterion A through their association with the context of community planning and development of the Encanto-Palmcroft neighborhood. Then, they were evaluated to determine if they retained sufficient integrity to convey their significance. Here design, materials, workmanship, setting and feeling are the more important aspects of integrity. Location and association are of lesser concern.

Properties that had been altered either by a compatible exterior wall veneer alone or by window replacement alone are considered eligible. However, if both alterations occurred, a property is determined ineligible for loss of integrity. Should the important portions of the main façade be obscured from view by a high wall (taller than 4 feet) or thick vegetation, the property is considered ineligible. This type of façade “veneer” by site wall is reversible, allowing a property to be re-evaluated for listing in the future. The compatible in-fill of a carport or garage would not necessarily cause a property to be deemed ineligible. The in-fill of the front porch would be grounds for ineligibility. Compatible carport or room additions that do not obscure important facades would be of minor effect.

Adverse Effects of Non-contributors on Integrity of the District

The Encanto-Palmcroft Historic District has a remarkably high level of integrity sustaining few adverse effects from modern intrusions and non-contributing properties. A few typical alterations to historic buildings have made them non-contributors, including façade screening by high walls and alterations of façades by veneering masonry walls with stucco plus replacing the original windows with inappropriate types. Some properties on McDowell Road (P-127, P-016/017) have lost integrity through insensitive remodeling to adapt houses for commercial uses. And finally, post-historic-era commercial properties of non-compatible designs have been introduced at the two southern corners of the district. By contrast most of the private home preservation projects undertaken in the neighborhood have served incrementally to strengthen the overall design integrity of the historic district. Several qualified rehabilitations of residential buildings for professional offices have been completed along McDowell Road. Only a few houses have been remodeled in appropriately.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>9</u>	Page	<u>20</u>	Name of Property	<u>Encanto-Palmercroft Historic District (Amendment)</u>
				County	<u>Maricopa</u>
				State	<u>Arizona</u>

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United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>10</u>	Page	<u>21</u>	Name of Property	<u>Encanto-Palmcroft Historic District (Amendment)</u>
				County	<u>Maricopa</u>
				State	<u>Arizona</u>

VERBAL BOUNDARY DESCRIPTION

Portions of the Encanto and Palmcroft subdivisions and Encanto Park, roughly bounded by North 7th Avenue, North 15th Avenue, McDowell Road, and Thomas Road.

BOUNDARY JUSTIFICATION

The district boundary includes the original Encanto and Palmcroft Additions as well as the picnic area and amusement park of Encanto Park and the nine-hole Encanto Golf Course. The boundary defines the residential areas and associated municipal park areas, but excludes the park's recreational area at the southeast corner of 15th Avenue and Encanto Boulevard. The boundary description is based on the Arizona State Historic Preservation Office's correction of the existing boundary description of the historic district submitted by said office in 2000. The 2007 Amendment, expanding the period of significance, does not change the existing boundary as previously amended.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>Streetscape Photographs</u>	Page	<u>22</u>	Name of Property	<u>Encanto-Palmcroft Historic District (Amendment)</u>
				County	<u>Maricopa</u>
				State	<u>Arizona</u>

FOR ALL PHOTOGRAPHS: 1.) Encanto-Palmcroft Historic District (Amendment), 2.) Maricopa County, State of Arizona. 3.) Photos taken by Carol Brady, 4.) on June 13, 2007. 5.) All images are digital.

Photo # 1 – A matching pair of fountains and benches (post-historic) enhances the landscaped medians at 9th Avenue and Monte Vista Road. View to the south.

Photo # 2 – The pair of triangular medians mark the center of the Encanto subdivision. View to south on 9th Avenue and Monte Vista.

Photo # 3 – The broadly sweeping curve of Encanto Boulevard brings the edge of Encanto Park to the front yards of the historic residences of the district. View to east-southeast at 12th Avenue.

Photo # 4 – The Griffin House, designed by Frederick K. Griffin, 2201 Encanto Drive NE, (E-181), is an American International Style house, and is unique among the post-WWII styles of the district. View to northeast.

Photo # 5 – The Luke House, a One-Story, post-WWII house in the Spanish Colonial Ranch Style, 2225 Encanto Drive NE, (E-182), and the Griffin House, 2201 Encanto Drive NE, (E-181) a One-Story, post-WWII American International Style, compliment each other in scale and materials. View to Southeast on Encanto Drive NE.

Photo # 6 – Post-WWII Spanish Colonial Ranch Style houses blend well with the earlier, two-story Spanish Colonial Revival houses, i.e. 2237 Encanto Drive NE, (E-183). View to north on Encanto Drive NE.

Photo # 7 – The curved streets create picturesque vignettes of house facades in the Palmcroft subdivision, i.e. 1833 Palmcroft Dr. NE. View to south on 9th Avenue at Palmcroft Drive NE.

Photo # 8 – The landscaping of Encanto Park with its lawns and lagoons, palms and pines blends into the streetscapes of the residential portion of the district. View to north near the south entrance to the park.

EDGEMONT AVENUE

ENCANTO PARK (Picnic area): Listed on NRHP

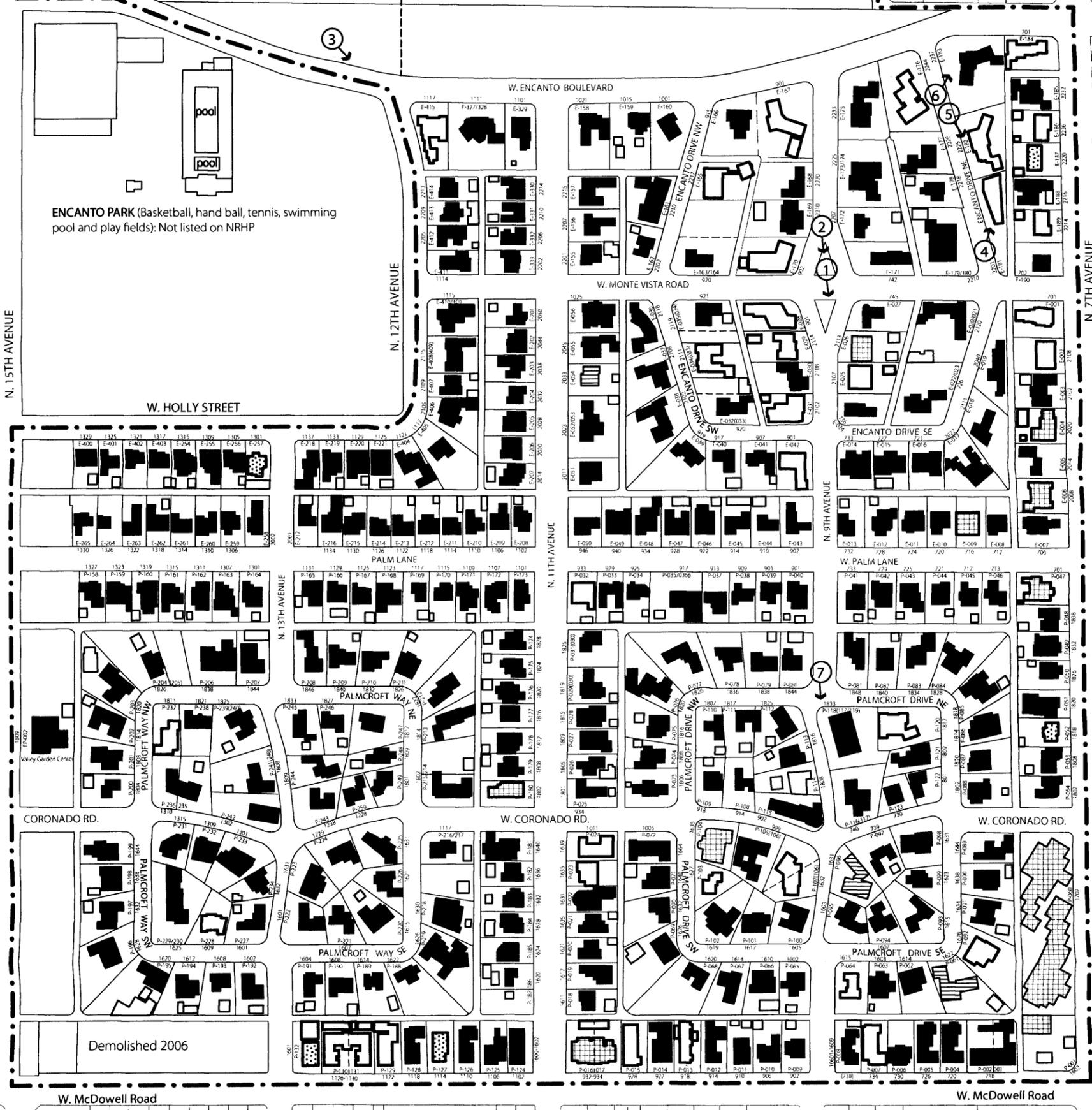
ENCANTO GOLF COURSE (Municipal Course): Listed on NRHP

ENCANTO PARK (Basketball, hand ball, tennis, swimming pool and play fields): Not listed on NRHP

DEL NORTE PLACE HISTORIC DISTRICT

FAIRVIEW PLACE HISTORIC DISTRICT

WILLOW HISTORIC DISTRICT



ENCANTO-PALMCROFT HISTORIC DISTRICT

This map focuses on the residential component of the district rather than the recreational area.

Phoenix, Arizona

Ⓢ : Photo Key



2007 AMENDMENT
 Expands Period of Significance
 1925-1945 to 1960
 without boundary change
 Revised & printed by SHPO staff 11/20/2007

- Property evaluated during 2007 Survey (bold building outline)
- determined eligible
 - determined not eligible due to loss of integrity
 - determined not eligible due to insufficient age

- Property already on National Register before 2007 Survey
- contributor listed on National Register
 - non-contributor on National Register
 - District Boundary

RYDEN ARCHITECTS
 ARCHITECTURE PLANNING HISTORIC PRESERVATION
 and ARIZONA HISTORICAL RESEARCH

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Correction to the Encanto-Palmcroft Historic District

other names/site number House at 2028 N. 11th Avenue

2. Location

street & number 2028 N. 11th Avenue (previously 2026 N. 11th Avenue) not for publication

city or town Phoenix vicinity

state Arizona code AZ county Maricopa code 013 zip code 85007

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide x locally.
(See continuation sheet for additional comments.)

James W. Tawian AZSHPO
Signature of certifying official
ARIZONA STATE PARKS
State or Federal agency and bureau

13 JUNE 2000
Date

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

4. National Park Service Certification

Signature of Keeper

Date of Action

I, hereby certify that this property is:

- entered in the National Register
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register

- removed from the National Register
- other (explain): Additional Documentation Accepted

Edouard W. Beall 7/20/00

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	Correction	Page	1	name of property	2028 N. 11 th Avenue Encanto-Palmcroft Historic District
				county	Maricopa
				state	Arizona

Correction to the Encanto-Palmcroft Historic District, listed on the National Register of Historic Places on February 16, 1984 and amended on June 9, 1992 and May 19, 1994.

CONTRIBUTING PROPERTY

ADDRESS

2028 N. 11th Avenue (previously listed as 2026 N. 11th Avenue)

The property referenced above was listed as a non-contributor to the Encanto-Palmcroft Historic District, Phoenix, Maricopa County, Arizona.

In the original 1984 nomination, this property was described as:

“Lot 205: Ca 1935; Regency Revival house, one story, irregular plan.”

The property was not included in the 1992 amendment by mistake. A recent examination by the Arizona SHPO staff has confirmed that the building is a good representative of pre-World War II residential construction in the Encanto-Palmcroft neighborhood and retains a high degree of integrity. This house should now be considered historically and architecturally significant as defined by the contexts of the 1984 nomination and the 1992 amendment.

The Arizona SHPO requests the Keeper to add the property listed above to the “contributor” list in the nomination, as it is in fact a contributor to the historic fabric of the Encanto-Palmcroft Historic District.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Encanto-Palmcroft Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 6/22/00 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 8/06/00
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 84000696

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Accepted

RECOM. / CRITERIA Accept
REVIEWER Edson Beall DISCIPLINE Historian
TELEPHONE _____ DATE 7/20/00

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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1. Name of Property

historic name Correction to the Encanto-Palmcroft Historic District

other names/site number _____

2. Location

street & number Encanto-Palmcroft Historic District not for publication
city or town Phoenix vicinity
state Arizona code AZ county Maricopa code 013 zip code 85007

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide x locally.
(___ See continuation sheet for additional comments.)

James W. Gorman AZSHPO
Signature of certifying official
ARIZONA STATE PARKS
State or Federal agency and bureau

13 JUN 2000
Date

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

4. National Park Service Certification

Signature of Keeper _____ Date of Action _____

I, hereby certify that this property is:

- entered in the National Register
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section	<u>Correction</u>	Page	<u>1</u>	name of property	<u>Encanto-Palmcroft Historic District</u>
				county	<u>Maricopa County</u>
				state	<u>Arizona</u>

Correction to the Encanto-Palmcroft Historic District, listed on the National Register of Historic Places on February 16, 1984 and amended June 10, 1992 and May 19, 1994.

LOCATION:

Portions of Encanto and Palmcroft subdivisions and Encanto Park, roughly bounded by North 7th Avenue, N. 15th Avenue, McDowell Road and Thomas Road.

The location given in the original nomination does not correspond to the boundary description in the text of that nomination. The Arizona SHPO requests the Keeper amend the nomination for the Location to read as above.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Encanto--Palmcroft Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: ARIZONA, Maricopa

DATE RECEIVED: 3/31/05 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 5/14/05
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 84000696

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 5/13/05 DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation accepted

RECOM./CRITERIA Accept

REVIEWER Edson Beall

DISCIPLINE History

TELEPHONE _____

DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

31

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Correction to the Encanto-Palmcroft Historic District

other names/site number 1808 and 1818 N. 7th Avenue

2. Location

street & number 1808 and 1818 N. 7th Ave. not for publication
city or town Phoenix vicinity
state Arizona code AZ county Maricopa code 01 zip code 85007

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James W. Gowen AZSHP 21 MARCH 2005
Signature of certifying official Date

ARIZONA STATE PARKS
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Correction

Page 1

Correction to Encanto-Palmcroft Historic District
name of property
Maricopa, AZ
county and State

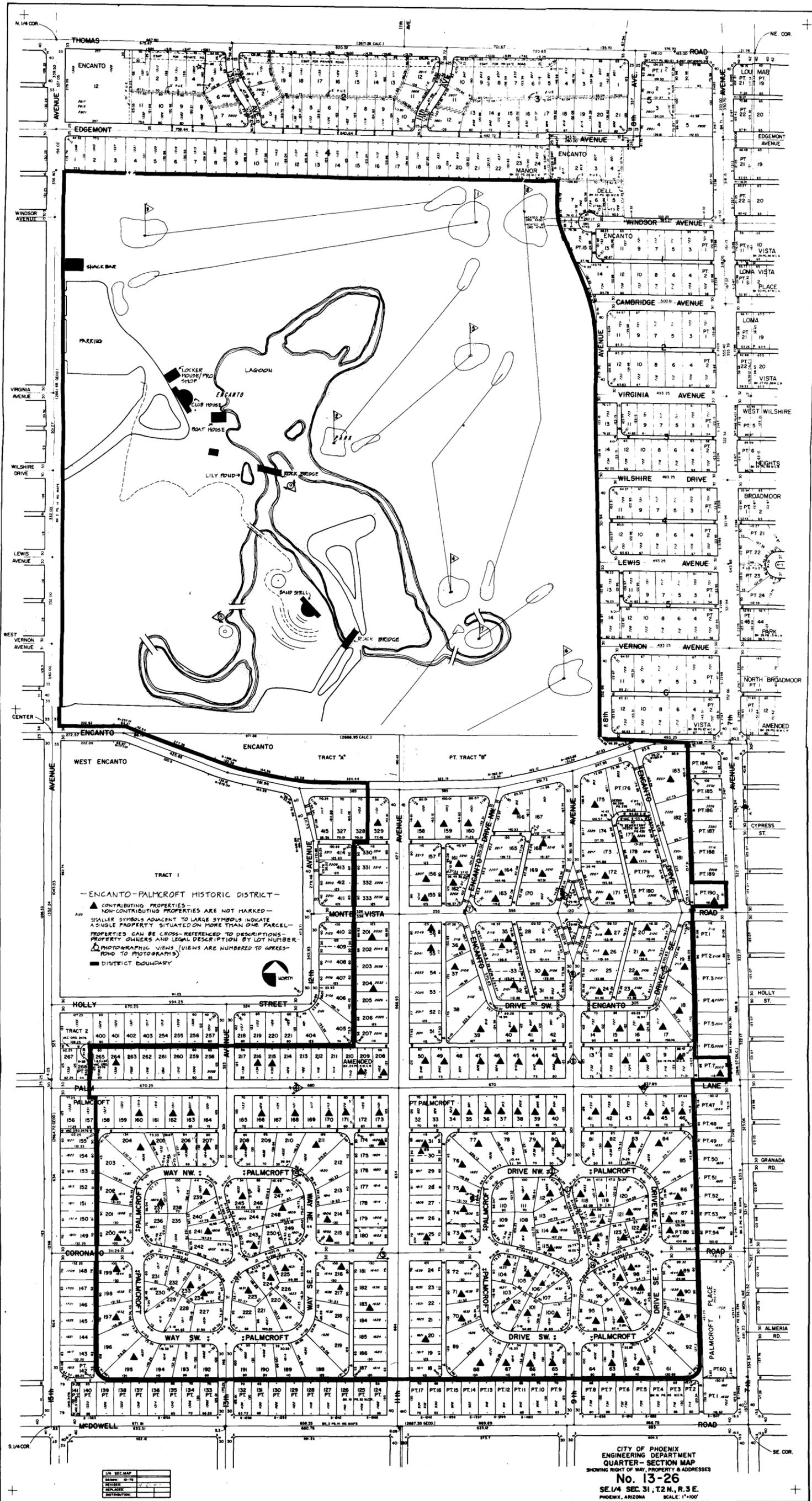


Correction to the Encanto-Palmcroft Historic District, listed on the National Register of Historic Places on February 16, 1984, and amended on June 9, 1992 and May 19, 1994.

The 1994 amendment to the Encanto-Palmcroft Historic District listed the house at 1818 N. 7th Avenue, Lot 53 Palmcroft as a contributor. The correct address for this house is 1808 N. 7th Avenue.

The 1994 amendment listed the house at 1818 1/2 N. 7th Avenue, Lot 52 Palmcroft, as a noncontributor. The current address of the house is 1818 N. 7th Avenue.

The Arizona State Historic Preservation Office requests the Keeper of the National Register to accept this correction of the proper addresses of these two houses.



ENCANTO-PALMCROFT HISTORIC DISTRICT

- ▲ CONTRIBUTING PROPERTIES
- NON-CONTRIBUTING PROPERTIES ARE NOT MARKED
- ▲ SMALLER SYMBOLS ADJACENT TO LARGE SYMBOLS INDICATE A SINGLE PROPERTY SITUATED ON MORE THAN ONE PARCEL
- ▲ PROPERTIES CAN BE CROSS-REFERENCED TO DESCRIPTIONS, PROPERTY OWNERS AND LEGAL DESCRIPTION BY LOT NUMBER
- ▲ PHOTOGRAPHIC VIEWS (VIEWS ARE NUMBERED TO CORRESPOND TO PHOTOGRAPHS)
- DISTRICT BOUNDARY

CITY OF PHOENIX
ENGINEERING DEPARTMENT
QUARTER-SECTION MAP
SHOWING RIGHT OF WAY, PROPERTY & ADDRESSES
No. 13-26
SE. 1/4 SEC. 31, T2N., R.3E.
PHOENIX, ARIZONA SCALE: 1"=100'